Karen Johnson Davidson County
Batch# 306123 DEEDQC
10/25/2019 09:55:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191025-0109576

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF ~~TENNESSEE~~ Texas COUNTY OF ~~DAVIDSON~~ Travis The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 16 day of October 2019. Notary Public My Commission Expires: June 12, 2022

JOSHUA LEE'S
Notary ID #131602880
My Commission Expires
June 12, 2022

QUITCLAIM DEED

Address New Owner: 1510 Terrazzo, LLC 3308 Rivercrest Dr Austin, TX 78746	Send Tax Bills To: New Owner	Tax Information: 093130D13900CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **1510 Terrazzo, LLC., a New Jersey limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **1510 Terrazzo, LLC, a Texas limited liability company** its heirs and assigns all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. R 1510, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1510 Terrazzo, LLC., a New Jersey limited liability company from John C. Maher and Abbi E. Maher, husband and wife by Deed recorded March 23rd, 2017 in Instrument No. 20170323-0028315 Register's Office of Davidson County, Tennessee.

This is improved property known as 700 12th Ave South Unit 1510 Nashville, TN 37203.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of October 2019.

1510 Terrazzo, LLC., a New Jersey limited liability company

By: John Duffy, Member

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~DAVIDSON~~ Travis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Duffy**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Member of **1510 Terrazzo, LLC, a New Jersey limited liability company**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 16 day of October 2019.

Notary Public

My Commission Expires: June 12, 2022

JOSHUA FELTS
Notary ID #131602880
My Commission Expires
June 12, 2022