Karen Johnson Davidson County
Batch# 306837 DEEDQC
10/28/2019 12:27:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191028-0110255

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 25TH day of OCTOBER 2019.

Notary Public

My commission expires: 9/16/22

**THIS INSTRUMENT WAS PREPARED BY:**
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

# QUITCLAIM DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **110 Duke Street, Unit 28** | **New Owner(s)** | **071-07-0G-028.00-CO** |
| **Nashville, TN 37207** | | |
| | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James Sarubbi, an unmarried man,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **3 Trees LLC** herein called "GRANTEE," its successors and assigns all of my rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land situated in Davidson County, Tennessee, being Unit 29, as established in Declaration of Covenants, Conditions, and Restrictions for Trinity Heights Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180907-0089045, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Sarubbi by Warranty Deed from 106 Duke St, LLC, a Tennessee Limited Liability Company, dated October 9th, 2019, of record in Instrument No. 20191015-0105614, Register's Office of Davidson County, Tennessee.

This is **improved** property known as: 110 Duke Street, Unit 29, Nashville, TN 37207.

WITNESS our hands this 25th day of October, 2019.

**James Sarubbi**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, **James Sarubbi,** the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25TH day of OCTOBER, 2019.

Notary Public

My Commission Expires: 9/16/22

# True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER