Karen Johnson Davidson County
Batch# 442741 DEEDQC
07/23/2020 11:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200723-0081071

Commitment Number: 27127121

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Posh Hospitality, LLC, a Tennessee Limited Liability Company, 147 BRIGHTON CLOSE, NASHVILLE, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
092 10 0H 027.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Rodney L. Garrett, married, whose mailing address is **147 BRIGHTON CLOSE, NASHVILLE, TN 37205**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Posh Hospitality, LLC, a Tennessee Limited Liability Company**, hereinafter grantee, whose tax mailing address is **147 BRIGHTON CLOSE, NASHVILLE, TN 37205**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 2521 Clifton Ave #302, Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book _____, Page _____ in the Register's Office of Davidson County, Tennessee. 202007230081069

Parcel ID: 092 10 0H 027.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on July 1, 2020:

Rodney L. Garrett

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 1, 2020 by **Rodney L. Garrett** who is personally known to me or has produced TN Driver Lic. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 1 day of July, 2020.

Affiant

Rodney L. Garrett
Print Name

(Seal)

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K Butler
Notary Public

My commission expires:

09/07/2020

Ella K. Butler
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land situated in Davidson County, Tennessee, being Unit 27, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180413-0035156 and First Amendment record in Instrument No. 20181228-0125893 in the Register's Office of Davidson, 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 parcel conveyed to Posh Hospitality, LLC, a Tennessee Limited Liability Company from Rodney Garrett, by virtue of a deed dated 4/29/2019, recorded 4/29/2019, as instrument no. 20190429-0039293 county of Davidson, state of Tennessee.

Assessor's Parcel No: 092 10 0H 027.00

Being the same parcel conveyed:

To Rodney L. Garrett

From Posh Hospitality LLC

Dated 7/1/2020 Recorded _____

Book _____ Page 202007230081069

True Copy Cerification

I, Jeanette Harper, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jeanette Harper
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Jeanette Harper, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries