Karen Johnson Davidson County
Batch# 442769 DEEDQC
07/23/2020 11:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200723-0081106

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/11/2023
(AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
06/11/2023
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1108 Wade Ave A, LLC	**Same**	**105054K00100CO**
(NAME)	(NAME)	
2000 Mallory Ln, Ste 123-541		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TRI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

1108 WADE AVE A, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR 1108 WADE AVENUE TOWNHOMES OF RECORD IN INSTRUMENT NO. 20190125-0007656, AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "C", REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TRI, LLC, A TENNESEE LIMITED LIABILITY COMPANY, BY QUITCLIAM DEED FROM RISE DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20190327-0027467, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1108 A Wade Avenue, Nashville, Tennessee 37203**

Witness our hands this the 23 day of July, 2020.

TRI, LLC:

MARK WALLACE
AUTHORIZED AGENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 23 day of July 2020, before me personally appeared **Mark Wallace**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Authorized Agent** for **TRI LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such authorized agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 day of July, 2020.

Notary Public

My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, John Gleaves, 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 Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY