Karen Johnson Davidson County
Batch# 470854 DEEDQC
09/04/2020 11:46:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200904-0101329

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~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 4th day of ~~September~~, 2020. Notary Public My commission expires OCT 2 0 2020 KRISTEN M. TRAINA Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
R. HOUSTON AKIN, ESQ.
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:
712 Rosslare Circle	**New Owner(s)**	**082-12-0Z-003.00-CO**
Brentwood, TN 37027-2102		

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,** " GRANTOR", by these presents, does hereby quitclaim and convey unto **FYBS, LLC,** herein called "GRANTEE," her successors, heirs and assigns all of their 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 3, as established in Declaration of Covenants, Conditions and Restrictions for 109 N 9th Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190329-0028740, 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 the property.

Being the same property conveyed to James Sarubbi by Warranty Deed from VB Properties, LLC, a Tennessee Limited Liability Company, dated June 10, 2020, of record in Instrument No. 20200618-0064140, Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **109 North 9th Street #3, Nashville, TN 37206.**

WITNESS our hands this 3 day of September, 2020.

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 Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of September, 2020.

My Commission Expires: 10/2/2023 Notary Public

MICHELLE CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023

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)

