Karen Johnson Davidson County
Batch# 482338 DEEDQC
09/24/2020 11:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200924-0109975

	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0-. Jennifer B Russell Affiant Subscribed and sworn to before me, this 24th day of September, 2020. Notary Public My commission expires: OCT 2 0 2020 KRISTEN M. TRAN Notary Public At Large SUMNER COUNTY, TENN.
THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd. Suite 100
Gallatin, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
VIX, LLC	**NEW OWNER**	**082120Z00100CO**
6515 Mt. Juliet Rd. #1075		
Mt. Juliet, TN 37122		

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 **Jeffrey Sarubbi** "GRANTOR", by these presents, does hereby quitclaim and convey unto **VIX, LLC** herein called "GRANTEE", his/her/their 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, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 1 of 109 N 9th Street, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for 109 N 9th Street, of record in Instrument No. 20190329-0028740, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jeffrey Sarubbi by Warranty Deed from VB Properties, LLC dated June 25, 2020, of record in Instrument No. 20200706-0072128, Register's Office for Davidson County, Tennessee.

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This is improved property commonly known as: 109 N 9th St., Unit 1, Nashville, TN 37206

WITNESS my/our hands this 18 day of September, 2020.

Jeffrey Sarubbi

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Jeffrey Sarubbi, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained.

Witness my hand this 18 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)

