QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Sept., 2020

Notary Public

Margaret Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

MY COMMISSION EXPIRES: (AFFIX S

B-CSB-20-446B

Karen Johnson Davidson County
Batch# 482872 DEEDQC
09/24/2020 01:38:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200924-0110089

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Bryan Krabousanos	new owner	
(NAME)	(NAME)	**105-07-1D-002.00-CO**
525 Hamilton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **THE CUMBERLAND HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL BRYAN KRABOUSANOS, A SINGLE MAN,** hereinafter called the Grantee(s), 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 2 on the Plan of 446 Humphreys Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 446 Humphreys Street Townhomes, of record in Instrument No. 20171108-0114858, and amended in Instrument No. 20181204-0118203, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Elite Building Group, Inc. by Warranty Deed from Maria L. Lymon of record in Instrument No. 20151002-0100244, Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 02, 2015.

Being a portion of the same property conveyed to 446 Humphreys, LLC by Quitclaim Deed from Elite Building Group, Inc. of record in Instrument No. 20151030-0110376, Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on October 30, 2015.

Being the same property conveyed to Michael Bryan Krabousanos by Quitclaim deed from 446 Humphreys, LLC, a Tennessee limited liability company of record in Instrument No. 20181115-0112750 Register's Office for Davidson County, Tennessee, dated November 14, 2018 and recorded on November 15, 2018.

Being the same property conveyed to The Cumberland Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from Michael Bryan Krabousanos, unmarried of record in Instrument No. 20191127-0122537 Register's Office for Davidson County, Tennessee, dated November 26, 2019 and recorded on November 27, 2019 and Scriveners Affidavit Recorded in Instrument No. 20200102-0000498 and In Instrument No. 20200129-0010776.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **446 B Humphreys Street, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 22nd day of September, 2020.

The Cumberland Holdings, LLC, a Tennessee limited liability company

Bryan Krabousanos, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan Krabousanos, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Managing Member of The Cumberland Holdings, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of September, 2020.

Notary Public

My Commission Expires:

Cynthia Mathis Notary Public State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212