QUITCLAIM DEED

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

AJ -QCD-20-1258

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 12 DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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)
Mark E. and Sherry S. Deutschmann	**New Owners**	
(NAME) **2400 Sunset Place**	(NAME)	**105-7-1A-102.00CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark E. Deutschmann and wife, Sherry S. Deutschmann,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **2400 Ventures, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee, its 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 1258 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139 and 20170919-0095966, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to **Mark E. Deutschmann and wife, Sherry S. Deutschmann**, by **VP Holdings, LLC, a Tennessee limited liability company,** by Warranty Deed of record in Instrument No. **20191112-0116687**, Register's Office for Davidson, Tennessee.

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

Karen Johnson Davidson County
Batch# 494012 **DEEDQC**
10/12/2020 03:00:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201012-0118397

This is **improved** property known as: **1258 Martin Street, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 1 day of October, 2020.

Mark E. Deutschmann

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark E. Deutschmann**, the within named bargainor, 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 and official seal, this the 1st day of October, 2020.

Notary Public

My Commission Expires: 7-3-23

JONATHAN GISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this the 1 day of October, 2020.

Sherry S. Deutschmann

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sherry S. Deutschmann**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of October, 2020.

Notary Public

My Commission Expires: 7-3-23

JONATHAN GISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY