Karen Johnson Davidson County
Batch# 509442 DEEDQC
11/05/2020 02:29:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201105-0130024

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

KRISTIE PUTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 5th day of November, 2020.

Notary Public

My Commission Expires: 5/7/2024

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP (CTH), 222 Second Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
1330 Third Avenue North Nashville LLC 1330 Third Avenue North Nashville, Tennessee 37208	Same	082-09-2B-001.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **TRIMARK BUILDERS, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), hereby quitclaims and conveys unto **1330 THIRD AVENUE NORTH NASHVILLE LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, all of its right, title and interest in and to all that tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, TN, being Unit 1 on the Plan of Third & Taylor Townhomes, a Horizontal Property Regime with Private Elements filed as Exhibit B to and established by Declaration of Covenants, Conditions and Restrictions for Third & Taylor Townhomes filed of record in Instrument No. 20190502-0040783, Register's Office of Davidson County, Tennessee, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Third and Taylor Townhomes, of record in Instrument No. 20190516-0046204, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to TriMark Builders, LLC, by Warranty Deed of record as Instrument No. 20181019-0103987, Register's Office for Davidson County, Tennessee.

This is improved property known as 1330 Third Avenue North, Nashville, Tennessee 37208.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 5th day of November, 2020.

GRANTOR:

TRIMARK BUILDERS LLC,
a Tennessee limited liability company

By: _____
Steven D. Ezell, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Steven D. Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he is the Chief Manager of TriMark Builders LLC, and that Steve D. Ezell, as Chief Manager of TriMark Builders LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC as Chief Manager.

WITNESS my hand, at office, this 5th day of November, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 5/7/2024

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.