THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 17th day of November, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 518605 DEEDQC
11/19/2020 11:11:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201119-0136293

ALLISON THORBURN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: OPIE, LLC 526 Williamsburg Lane Memphis, TN 38117	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117-15-0A-135.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Rush O'Keefe and Julia O'Keefe, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **OPIE, LLC**, a **Tennessee Limited Liability Corporation**, its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. K-3 of Green Hills Terrace, horizontal property regime pursuant to the Tennessee Horizonal Property Act, as shown on the Plan of record in Book 5200, page 64, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Rush O'Keefe and Julia O'Keefe, husband and wife, by Warranty Deed from Andrea H. Gast, married, of record in Instrument No. 20170605-0055525, in the Register's Office of Davidson County, Tennessee, dated May 31, 2017 and recorded June 5, 2017.

This is improved property known as: **1900 Richard Jones Road #K-3, Nashville, TN 37215**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November, 2020.

Rush O'Keefe

Julia O'Keefe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rush O'Keefe** and **Julia O'Keefe**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 17th day of November, 2020.

Notary Public

ALLISON THORBURN
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPT 1, 2021
DAVIDSON COUNTY

My Commission Expires: _____