Karen Johnson Davidson County
Batch# 526028 DEEDQC
12/08/2020 08:49:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201208-0142059

This Instrument Was Prepared By:
J. Chandler Waits
201 Fourth Avenue North, Suite 1870
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of grantees' knowledge, information and belief, the actual consideration for the transfer is $0.00.

Affiant

Subscribed and sworn to before me this 11 day of November, 2020.

Notary Public

THERESA M. AYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires NOV. 8, 2022

My Commission Expires: 11-8-22

This document was executed in compliance with Executive Order No. 66 by Tennessee Governor Bill Lee dated October 28, 2020.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
208 N 9th LLC 208 North 9th Street #1 Nashville, Tennessee 37206	Same	082-12-1C-001.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **CHARLES E. SZITAS**, the "**Grantor**," does hereby quitclaim unto **208 N 9th LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the "**Grantee**," all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT A

This conveyance is subject to all limitations, restrictions and encumbrances as may affect the property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 11 day of November, 2020.

CHARLES E. SZITAS, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Theresa M. Ayers, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared CHARLES E. SZITAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 11th day of November, 2020.

Theresa M Ayers
Notary Public

My Commission Expires: 11-8-22

This document was executed in compliance with Executive Order No. 66 by Tennessee Governor Bill Lee dated October 28, 2020.

THERESA M. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2022

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit 1, 208 N. 9tth Street, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 208 N 9th Street, Horizontal Property Regime With Private Elements of record as Instrument No. 20190910-0091402 and being shown on Plat attached thereto as Exhibit "A", in the 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 Clyde Forrest Lake and wife, Ruby Lee Lake by Installment deed from Jack J. Cohen and wife, Bessie D. Cohen, and Julia L. Mallernee, a widow of record in Book 3928, page 324, Register's Office for Davidson County, Tennessee, dated August 24, 1965 and recorded on August 26, 1965.

Affidavit of Inheritance of Real Estate recorded on May 09, 2000, in Instrument No. 20000509-0047120.

Being a portion of the same property conveyed to Monica Elaine Lake, Malcolm Elexsis Lake and Michelle Evon Lake by Quitclaim deed from Forrest A. Lake of record in Instrument No. 20000512-0048039 Register's Office for Davidson County, Tennessee, dated May 08, 2000 and recorded on May 12, 2000.

Order Approving Contract for Sale of real Property recorded on September 10, 2019 of record in Instrument No. 20190910-0091397.

Order Approving Motion to Modify Order Approving Contract for Sale of Real Property states that Malcolm E. Lake, Ronald Lee Betty. Gwendolyn Fav Betty arc authorized to sign, a certified copy being of record in Instrument No. 20190910-0091398.

Affidavit of Heirship of record in Instrument No: 20190910-0091399, Recorded on September 10, 2019.

Being a portion of the same property conveyed to VB Properties, LLC, a Tennessee limited liability company by Warranty Deed from Malcolm E. Lake, Gwendolyn Fay Betty, and Ronald Lee Betty, individually and as authorized signatories on behalf of Michelle E. Lake, Monica L. Birdsong, Yoshicka Betty, Lasonya Betty Whitlow, Chacoby Danielle Betty, and Marcellaus Donta Betty, pursuant to Order Approving Motion to Modify Order Approving Contract for Sale of Real Property filed in The Chancery Court for Davidson County, Tennessee at Nashville, Docket No. 17-1266 IV, and of record as Instrument No. 20190910-0091397, Register's Office for Davidson County, Tennessee of record in Instrument No. 20190910-0091400 Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 10, 2019.

Being the same property conveyed to Charles E. Szitas by Warranty Deed from VB Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20200921-0107922 Register's Office for Davidson County, Tennessee, dated September 17, 2020 and recorded on September 21, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 208 North 9th Street #1, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.