Karen Johnson Davidson County
Batch# 542934 DEEDQC
12/28/2020 03:25:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201228-0153778

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 22nd day of December 2020. Notary Public My Commission Expires: May 8, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires

Address New Owners as:	Tax Bill To:	Map / Parcel
Sterling Property 2, LLC **1779 Kirby Pkwy #534** **Germantown, TN 38138**	New Owner	Parcel 1- 104-8-M-204CO Parcel 2-116-03-B-106.00 Parcel 3-104020-A-15.00CO

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Sterling Property, LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantor") does hereby quitclaim, and convey unto **Sterling Property 2, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantee") all of its interest in the following described parcels of real estate located in Davidson County, Tennessee:

PARCEL 1:

Land in Davidson County, Tennessee, being Unit No. 204 on the plan of The Glen Condominiums, according to the Master Deed of record in instrument N. 20070904-0105726, Amended in Instrument No. 20080805-0080551, 20081029-0108159, 20081112-0111695, 20081124-0115172 and 20090224-0016363, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to the said Unit as set forth in said Master Deed, and more particularly described in Plat Book 21, page 87, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same interest in real property conveyed to Sterling Property, LLC by Quitclaim Deed from Suzanne Vives of record in Instrument Number 20111019-0081476, Register's Office for Davidson County, Tennessee.

This is improved property known as 1706 18th Avenue South #104, Nashville, TN 37212

PARCEL 2:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 106 on the Plan of Royal Oaks Apartments, Condominium Apartments of record in Book 5200, Page 45, Register's Office for said county, to which plan of record is incorporated herein and part hereof by reference.

Being part of the property conveyed to Sterling Property, LLC by Quitclaim Deed from Suzanne Vives a/k/a Suzanne S. Vives of record in Instrument 20130611-0059483, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 4505 Harding Road, #106, Nashville, TN 37205.

PARCEL 3:

Land in Davidson County, Tennessee, being Unit No. 15 on the plan of Acklen Place Condominiums of record in Plat Book 5200, Page 503, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description, together with the appurtenant interest in the common elements of Acklen Place, a horizontal property regime established by Master Deed of record in Book 6045, Page 173, amended in Book 11237, Page 290 and By-Laws of record in Book 6045, Page 202, amended in Book 7011, Page 177, said Register's Office .

Being part of the property conveyed to Sterling Property, LLC BY Quitclaim Deed from Daniel M. Vives and Suzanne S. Vives of record in Instrument 20110121-0006110, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 201 Acklen Park Avenue, #15, Nashville, TN 37203.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 30 day of Nov 2020.

STERLING PROPERTY, LLC

By: Suzanne S. Vives
SUZANNE S. VIVES, Manager and Member

STATE OF TENNESSEE}
COUNTY OF Shelby}

Before me, Tamieka V. Lee of the state and county mentioned, personally appeared Suzanne Vives, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Manager and Member of Sterling Property, LLC and as such Manager/Member acknowledged that she is authorized to execute the foregoing instrument on behalf of Sterling Property, LLC, the within named bargainor, a limited liability company, and that she as such Manager and Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as Manager and Member.

Witness my hand and seal, at office in Germantown this 30 day of November 2020.

Tamieka V. Lee
Notary Public

My Commission Expires: My Commission Expires May 17, 2023

TAMIEKA V. LEE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY