Karen Johnson Davidson County
Batch# 546346 DEEDQC
01/05/2021 10:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210105-0001375

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES: 05-02-2021
(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2021

THIS INSTRUMENT WAS PREPARED BY (and return to):
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)
1007 12th Ave. N A LLC	**Same**	**092040I00100CO**
(NAME)	(NAME)	
2000 Mallory Lane, Ste 130-541		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37067		
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TRI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

1007 12TH AVE N A, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR 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 NO. A, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR 1007 12TH AVENUE NORTH TOWNHOMES OF RECORD IN INSTRUMENT NO. 20190125-0007657, AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "C", REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO TRI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM RISE DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 201903270027471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1007 12th Avenue North A, Nashville, Tennessee 37208**

Witness our hands this the 23 day of December, 2020.

TRI, LLC:

RICK WELLS
MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 23 day of December 2020, before me personally appeared **Rick Wells**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **member** for **TRI LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such authorized agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 day of December, 2020.

Notary Public

My Commission Expires: 1-3-23

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY