Name and Address of New Owner:
Donna Smith
1011 Delmas Ave
Nashville, TN 37216
Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 560526 DEEDQC
01/25/2021 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $703.00
20210125-0010902

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 072094E00200CO; 072094E00100CO; 072094E90000CO (formerly 072-09-0-182)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **1011 Delmas Group, LLC, a Tennessee Limited Liability Company,** "the Grantor," convey and quitclaim unto **Donna Smith,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of East Hill Addition, of record in Book 332, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 9 fronts 50 feet on the Northerly side of Delmas Avenue and runs backs between parallel lines 191 feet, more or less, to the Southerly line of the Bush Spain Subdivision.

Being the same property conveyed to 1011 Delmas Group, LLC, a Tennessee limited liability company, by Warranty Deed from Equity Trust Company, Custodian FBO Edward W. Mccks IRA, of record in Instrument No. 20190625-0061517 Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded on June 25, 2019, established into Unit A and Unit B, 1011 Delmas Residences, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20190813-0080612, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular

description of said units.

Being also known as 1011 Delmas Ave, Unit A, Nashville, TN 37216 and 1011 Delmas Ave, Unit B, Nashville, TN 37216.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 6th/20th day of January, 2021.

1011 Delmas Group, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Ke Qin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Taylor Anderson of the state and county mentioned, personally appeared Ke Qin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of 1011 Delmas Group, LLC, the within named bargainor, a Limited Liability Company, and that such Ke Qin as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, this 6th day of January, 2021.

Taylor Anderson
Notary Signature
My commission expires: 07-03-2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

202101250010902

1011 Delmas Group, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Mark Tarver, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Matthew Anderson of the state and county mentioned, personally appeared Mark Tarver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of 1011 Delmas Group, LLC, the within named bargainor, a Limited Liability Company, and that such Mark Tarver as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, this 20 day of January, 2021.

_____
Notary Signature

My commission expires: July 3 2023

MATTHEW ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **190,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Anderson
(Affiant)

Sworn to and subscribed before me this
21 day of January, 2021.

Claire H Jenkins
Notary Public
My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File # 2020-385

202101250010902

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

