Karen Johnson Davidson County
Batch# 567738 DEEDQC
02/04/2021 08:29:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210204-0016024

THIS INSTRUMENT PREPARED BY:

Robert D. Martin
Meridian Law, PLLC
5141 Virginia Way, Ste 320
Brentwood, TN 37027

Owner/Responsible Taxpayer:

Braav, LLC
1406 10th Ave. N.
Nashville, TN 37208

STATE OF TENNESSE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

Affiant

Acknowledged before me, Natalie L. Shacklett, on this 1ST day of FEBRUARY, 2021.

Notary Public

NATALIE L. SHACKLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

QUITCLAIM DEED

This deed made on the 22 day of January, 2021, by **Nicholas I. Curtis and Angela Curtis**, a married couple residing at 3030 Ned Shelton Rd, #118, Nashville, Davidson County, Tennessee 37217, Grantors, to **BRAAV, LLC**, a Tennessee Limited Liability Company with its principal place of business of 1406 10th Ave. N, Nashville, Davidson County, Tennessee 37208, Grantee.

Grantors, in consideration of $10.00 to them paid by Grantee, does release and forever quitclaim to Grantee all its right, title, and interest in and to the following-described parcel of real estate, situated in Davidson County, Tennessee:

Map Parcel No. 135-8-B-10.00
Property Address: 3030 Ned Shelton Road, Unit 118, Nashville, TN 37217.

Land in Davidson County, Tennessee, being Unit No. 118 on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown on Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record in Instrument #20040210-0016203, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicholas I. Curtis by warranty deed from NVR, Inc. t/a Fox Ridge Homes, of record in Instrument #20050524-0058317, Register's Office for Davidson County, Tennessee.

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

In Witness Whereof, Grantors have caused this instrument to be signed by its duly authorized officers on the date first written above. I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Nicholas I. Curtis

Angela Curtis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Nicholas Curtis** and **Angela Curtis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 22ND day of JANUARY 2021.

My Commission Expires: 11/8/2024

Notary Public

NATALIE L. SHACKLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021