THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 9th day of February, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson Davidson County
Batch# 571688 DEEDQC
02/10/2021 10:36:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210210-0018924

ch was performed in
f this Quitclaim Deed.

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
B Flats, LLC 1710 Hillmont Drive Nashville, TN 37215	New Owner	Map and Parcel No.: 104-02-3R-010.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **ROYSTON BOOKER AND BRENDA BOOKER, HUSBAND AND WIFE** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **B FLATS, LLC, A TENNESSEE LIMITED LIABLITY COMPANY**, its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being all of unit 302 The Brio Condominiums on Exhibit "C" Declaration of Covenants and Restrictions for The Brio Condominiums of record in Instrument No. 20180629-0062963, as amended in Instrument No. 20200812-0089899 and Instrument No. 20200820-0093893, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included with this conveyance are parking spaces No. 10 and 23, as shown on Exhibit "C" of the amended declaration recorded in Instrument No. 20200820-0093893.

Being the same property conveyed to ROYSTON BOOKER, and BRENDA BOOKER, HUSBAND AND WIFE by Warranty Deed from HV URBAN, A TENNESSEE PARTNERSHIP, dated December 23, 2020 and recorded December 28, 2020 and of record in Instrument No. 20201228-0153496, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **119 Acklen Park Drive, Unit 302, Nashville, TN 37203**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of **February**, 2021.

ROYSTON BOOKER **BRENDA BOOKER**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROYSTON BOOKER** and **BRENDA BOOKER**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 9th day of February, 2021.

Notary Public

My Commission Expires: _____

RYAN D... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7 2024