Karen Johnson Davidson County
Batch# 573365 DEEDQC
02/12/2021 08:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210212-0020041

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 11th day of February, 2021.

J. CARLTON DRUMMRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: [illegible]

ADDRESS OF NEW OWNER:
Rodrigo Alanis
201 Trimble Court
Nolensville, TN 37135

SEND TAX BILLS TO:
New Owner

Map & Parcel: 072111S00100CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Andy's Cottage, LLC, a Tennessee limited liability company,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Rodrigo Alanis, a married man,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit 1508 of The Cottages at 1508 and 1510 Andy Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Cottages at 1508 and 1510 Andy Street, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument No. 20191001-0099971, Register's Office for Davidson County, Tennessee to which plan reference is hereby made.

Being the same property conveyed to Andy's Cottage, LLC from Rodrigo Alanis and Alejandra Gonzales, by Quitclaim Deed, of record in Instrument No. 20200707-0073463, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 1508 Andy Street, Nashville, Tennessee 37216.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 11th day of February, 2021.

ANDY'S COTTAGE, LLC

By: Rodrigo Alanis
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Rodrigo Alanis, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member (or other officer authorized to execute the instrument) of Andy's Cottage, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 11th day of February, 2021.

Notary Public

My Commission Expires: 12/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

