THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** **File no. 201231942, 201231941, 201231937** *No title search was performed in preparation of this 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 12th day of February, 2021. _____ Notary Public My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

QUITCLAIM DEED

Address New Owner: Michael A. Cochran 150 East 44th St APT 22B New York, NY 10017	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 072-11-0L-006.00 081-03-0W-001.00 105-07-3R-002.00

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, **Frances Street Investments, LLC, a Tennessee limited liablity compnay** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Michael A. Cochran, an unmarried man,** his heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1:
Land in Davidson County, Tennessee, Land in Davidson County, Tennessee, being Unit No. F, on the Plan of Ann Street Homes, a Horizontal Property Regime with Private Elements, shown as Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140729-0067240, in the Register's Office for Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frances Street Investments, LLC, a Tennessee limited liablity compnay by Quitclaim Deed from Michael A. Cochran, an unmarried man, dated December 18, 2017, recorded January 3, 2018 and of record in Instrument No. 20180103-0000808, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1511F Ann Street, Nashville, TN 37216**

Karen Johnson Davidson County
Batch# 600738 DEEDQC
03/26/2021 10:48:29 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210326-0040046

Tract 2:
A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Cottages at 2112 14th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cottages at 2112 14th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20161014-0108627, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Frances Street Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Michael A. Cochran, an unmarried man, of record in Instrument No. 20180103-0000809, in the Register's Office of Davidson County, Tennessee, dated December 18, 2017 and recorded on January 03, 2018.

This is improved property known as: **2112A 14th Avenue North, Nashville, TN 37208**

Tract 3:
A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 533 Moore Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 533 Moore Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20180206-0011839, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Frances Street Investments, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Michael A. Cochran, single, of record in Instrument No. 20200205-0013584, in the Register's Office of Davidson County, Tennessee, dated December 20, 2019 and recorded on February 05, 2020. Also see Scrivener's Affidavit of recorded in Instrument No. 20200618-0063730, Register's Office of Davidson County, Tennessee.

This is improved property known as: **533B Moore Avenue, 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 12th day of February, 2021.

Frances Street Investments, LLC

Michael A. Cochran, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **Michael A. Cochran**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of **Frances Street Investments, LLC, a Tennessee Limited Liability Company**, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at Office, this 12th day of February, 2021.

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

My Commission Expires: _____

Peter Ledet

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **Peter Ledet**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of **Frances Street Investments, LLC, a Tennessee Limited Liability Company**, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at Office, this 12th day of February, 2021.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Justin Oh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **Justin Oh** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of **Frances Street Investments, LLC, a Tennessee Limited Liability Company**, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at Office, this 12th day of February, 2021.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024