ADDRESS NEW OWNER:
Ike Investments, LLC
505 W. 7th St.
#306
Austin, TX 78701

SEND TAX BILLS TO:
Same as new owner

MAP/PARCEL NO:
093130A205.00CO
093130A305.00CO

Karen Johnson Davidson County
Batch# 605682 DEEDQC
04/01/2021 01:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210401-0043323

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, KEITH IKARD does remise, release and quitclaim unto IKE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, all of his right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

Tract 1:

Land in Davidson County, Tennessee, being Unit No. 205, on the Horizontal Property Regime for Spence Manor Condominiums, as recorded in the Master Deed of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KEITH IKARD, by deed from WILLIAM F. ESHENRODER and STACIE J. ESHENRODER, husband and wife, of record in Instrument No. 20181116-0113108, dated November 15, 2018, said Register's Office.

This property is known as 11 Music Square, East, #205, Nashville, TN 37203.

Tract 2:

Land in Davidson County, Tennessee, being Unit No. 305, on the Horizontal Property Regime for Spence Manor Condominiums, as recorded in the Master Deed of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KEITH IKARD, by deed from JOHN SHEFFIELD, TRUSTEE and CIGDEM SHEFFIELD, TRUSTEE, THE TRUSTEES OF THE SHEFFIELD FAMILY TRUST UNDER AGREEMENT DATED APRIL 24, 2013, of record in Instrument No. 20181101-0108476, dated October 30, 2018, said Register's Office.

This property is known as 11 Music Square, East, #305, Nashville, TN 37203.

WITNESS my hand this the 30th day of March, 2021.

Keith Ikard

STATE OF TEXAS)
COUNTY OF Travis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Ikard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

KI

Witness my hand and official seal at ~~Nashville, TN~~ Austin TX this 30th day of March, 2021.

Notary Public

My commission expires: 7.20.2023

MICHAEL NOTARTHOMAS
Notary Public, State of Texas
Comm. Expires 07-20-2023
Notary ID 130300789

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -$0-.

Affiant

Sworn to and subscribed before me,
THIS 31ST DAY OF March 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21

THIS INSTRUMENT PREPARED BY: Paul F. Soper, Esq.
West End Title & Escrow
2323 21st Ave., S., Ste. 502
Nashville, TN 37212
(615) 712-6036

No title examination was performed by West End Title & Escrow, LLC in connection with the preparation of this Instrument, and West End Title & Escrow, LLC makes no representation or warranty regarding the state of the title of, or Grantor's interest in, the subject property.

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, **PAUL F. SOPER**, 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

