Karen Johnson Davidson County
Batch# 612110 DEEDQC
04/12/2021 09:05:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210412-0047899

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

| Address New Owners: | Send Tax Bills To: | Map & Parcel Numbers: |
|---|---|---|
| E Group, LLC | Same as Owner | 105-01-0P-001.00 |
| 818 Hammock Lane | | |
| Knoxville, TN 37934-8106 | | |

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Elliot B. Navo,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **E Group, LLC, a Tennessee limited liability company,** it's successors and/or assigns, in and to the following tracts of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Unit 1015-A Gulch View, as shown on Exhibit "C-2" in the Declaration Of Covenants, Conditions and Restrictions for Gulch View a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-101, et seq. of record in Instrument No. 20160204-0010828, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Gulch View, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C-2" to said Declaration appearing in Instrument No. 20160204-0010828, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, and together with the undivided percentage interest in the common elements appurtenant to said Units as set forth in said Declaration. Unit 1015-A, Gulch View was formerly known as Unit A, 1015 12th Avenue South Townhomes.

Being the same property conveyed to Elliot B. Navo, married man by Warranty Deed from DC Nashville Real Estate II, LLC, a Tennessee limited liability company executed April 1, 2021, filed for record in Instrument No. 20210405-0043816, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This instrument was prepared based on information provided by the parties, no title search or legal advice has been given in the preparation of this document.

The property herein conveyed is not now nor ever has been the primary residence of Mr. Navo, his wife or dependents.

IN WITNESS WHEREOF, I have hereunto set my hand on this 8th day of April 2021.

Elliot B. Navo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elliot B. Navo, the bargainor(s), 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 8th day of April 2021.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/9/22

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 8th day of April 2021.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/9/22