Karen Johnson Davidson County
Batch# 637675 DEEDQC
05/17/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $8,624.29
20210517-0066116

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
905 Cherokee Commercial, LLC P.O. Box 158434 Nashville, TN 37215	Same as New Owner	Part of 072-09-0-014.00
This instrument prepared by: Justin W. Leach, Esq., Maynard Cooper & Gale, P.C., 3835 Cleghorn Ave., Suite 250, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, 905 CHEROKEE JV, LLC, a Tennessee limited liability company ("Grantor"), by these presents, does hereby quitclaim and convey unto 905 CHEROKEE COMMERCIAL, LLC, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, all its right, title and interest, in and to certain property in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Commercial Master Unit #2, as described in the Declaration of Condominium for 905 Cherokee, a Master Condominium, of record in Instrument No. 20210512-0064774 in the Register's Office of Davidson County, Tennessee (hereinafter referred to as the "RODC"), together with all improvements therein and the undivided interest in the Master Common Elements and the Master Limited Common Elements appurtenant thereto.

Being a part of the property conveyed to 905 Cherokee JV, LLC, pursuant to Deed from Golden Hour, LLC, a Tennessee limited liability company, of record in Instrument No. 20210104000625, RODC.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to current taxes and all matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $2,330,889.30.

Affiant

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

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Notary Public
My Commission Expires: 10-2-2023

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the 12 day of May, 2021.

905 CHEROKEE JV, LLC, a Tennessee limited liability company

By: Vintage South, LLC, a Tennessee limited liability company, its Manager

By: _____
Nathan Lyons, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jennifer L. Johnson, a Notary Public for the State and County aforesaid, Nathan Lyons, 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, and who further acknowledged that he is the Sole Member of Vintage South, LLC, a Tennessee limited liability company, the Manager of 905 Cherokee JV, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of the limited liability company.

Witness my hand, at office, this 11th day of May, 2021.

_____
Notary Public

My commission expires: 10-2-2023

JENNIFER L JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

True Copy Certification

I, Matt Foster, 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, Jodean M. King, a notary public for this county and state, Matt Foster 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: 06/21/2021

Notary Seal:

