QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July 20 21

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

AJ-QCD-21-1024

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1024 Wedgewood Ave, LLC	**New Owner**	
(NAME)	(NAME)	105-09-2E-005.00-CO
6077 South Iola Court		
(ADDRESS)	(ADDRESS)	
Englewood, CO, 80111		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian M. Wingate and Lindsay M. Wingate, a married couple,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **1024 Wedgewood Ave, LLC, a Colorado limited liability company,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit E, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Row at Beverlywood, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160406-0033120 and being shown on Plat attached thereto as Exhibit "C', in th Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **Brian M. Wingate and Lindsay M. Wingate** by Deed from **Wedge Properties, a Tennessee General Partnership,** of record in Instrument No. 20210720-0097440 Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1024 Wedgewood Avenue, Nashville, Tennessee 37203**.

Karen Johnson Davidson County
Batch# 682686 **DEEDQC**
07/23/2021 12:30:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210723-0099196

Witness my hands this the 12 day of July, 2021.

Brian M Wingate
Brian M. Wingate

STATE OF Colorado)
COUNTY OF Denver)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian M. Wingate**, 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.

Witness my hand and official seal, this the 12 day of July, 2021.

Jerie L Owens
Notary Public

JERIE L OWENS
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #19974004960
My Commission Expires 3/18/2025

My Commission Expires: 03/18/2025

Witness my hands this the 12 day of July, 2021.

Lindsay M. Wingate
Lindsay M. Wingate

STATE OF Colorado)
COUNTY OF Denver)

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

Witness my hand and official seal, this the 12th day of July, 2021.

Jerie L Owens
Notary Public

JERIE L OWENS
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #19974004960
My Commission Expires 3/18/2025

My Commission Expires: 03/18/2025