Karen Johnson Davidson County
Batch# 690631 DEEDQC
08/04/2021 03:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210804-0105029

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

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 3rd day of August, 2021.

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: _____

ADDRESS OF NEW OWNER:
Andy's Cottage, LLC
201 Trimble Court
Nolensville, TN 37135

SEND TAX BILLS TO:
New Owner

Map & Parcel: 072111S00100CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Rodrigo Alanis, a married man**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Andy's Cottage, LLC, a Tennessee limited liability company**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit 1508 of The Cottages at 1508 and 1510 Andy Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Cottages at 1508 and 1510 Andy Street, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument No. 20191001-0099971, Register's Office for Davidson County, Tennessee to which plan reference is hereby made.

Being the same property conveyed to Rodrigo Alanis, a married man, from Andy's Cottage, LLC, by Quitclaim Deed, of record in Instrument No. 20210212-0020041, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 1508 Andy Street, Nashville, Tennessee 37216.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 3rd day of August, 2021.

Rodrigo Alanis

**Said property being for investment purposes only and has never been the marital residence of the Grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Rodrigo Alanis, with whom I am personally acquainted (or who proved to me his identity 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 seal, at office, this 3rd day of August, 2021.

Notary Public

My Commission Expires: 1/24/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/3/21.

J. Carlton Drumwright

8/3/21
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 8/3/21.

Notary

My Commission Expires: 12/18/22

