Karen Johnson Davidson County
Batch# 691650 DEEDQC
08/05/2021 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210805-0105799

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 4 DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KN
B-SB-HRE-21-609

THIS INSTRUMENT WAS PREPARED BY (& Return to):
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
609 N. 27th Ave LLC	**New Owner**	
(NAME)	(NAME)	**092-10-0J-002.00-CO**
1330 Brighton Lake Rd,		
(ADDRESS)	(ADDRESS)	
Brighton, MI 48116		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KYLE J. ROWE, UNMARRIED, AND JUSTIN SCHILLEMAN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **609 N. 27th AVE, LLC, A TENNESSEE 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 No. 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 27th and Torbett Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180420-0037520 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being Unit No. 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 27th and Torbett Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180420-0037520 and being shown on Plat attached thereto as Exhibit "C", in the 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 Kyle J. Rowe, unmarried and Justin Schilleman, unmarried as joint tenants with rights of survivorship by Warranty Deed from Craig Speelman and Lauren Speelman, husband and wife of record in Instrument No. 20210713-0094328, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. 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: **609 27th Avenue North, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 3rd day of August, 2021.

JUSTIN SCHILLEMAN

STATE OF California)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUSTIN SCHILLEMAN**, 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 on this 3 day of August, 2021.

NOTARY PUBLIC
My Commission Expires: 02/05/2025

GREG BUYSMAN
COMM # 2341449
ORANGE County
California Notary Public
Comm Exp Feb. 5, 2025

I, Adam H. Jefferson, 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 8.4.21 (date of document).

Affiant Signature

Date 8.4.21

State of TN

County of Davidson

Sworn to and subscribed before me this 4 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

WILLIAM E GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

Witness my/our hand(s) this the 3 day of AUGUST, 2021.

KYLE J. ROWE

STATE OF Michigan)
COUNTY OF Livingston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KYLE J. ROWE**, 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 on this 3 day of August, 2021.

NOTARY PUBLIC
My Commission Expires: 03/23/2026

GABRIELLE D WRIGHT
Notary Public, State of Michigan
County of Livingston
My Commission Expires 03-23-2026
Acting in the County of Livingston