Karen Johnson Davidson County
Batch# 693545 DEEDQC
08/09/2021 02:59:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210809-0107159

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 4th day of August, 2021.

NOTARY PUBLIC
My Commission Expires: March 3, 2025

ADDRESS OF NEW OWNER:
Zachary Sirten, LLC
110 Duke Street #8
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

Map & Parcel: 071-07-0G-008.00-CO

CHRISTOPHER STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 3, 2025

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Zachary Daniel Sirten, unmarried man,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Zachary Sirten, LLC, a Tennessee limited liability company,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 8, as established in Declaration of Covenants, Conditions and Restrictions for Trinity Heights Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180907-0089045, as amended in Instrument No. 20200316-0028784, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Zachary Daniel Sirten, unmarried man, from 106 Duke Street, LLC, by Warranty Deed, of record in Instrument No. 20201102-0128069, Register's Office for Davidson County, Tennessee.

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 4th day of August, 2021.

Zachary Daniel Sirten

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Zachary Daniel Sirten, 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 4th day of August, 2021.

Notary Public

My Commission Expires:
March 3, 2025

CHRISTOPHER STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 3, 2025