Karen Johnson Davidson County
Batch# 726906 DEEDQC
09/29/2021 12:23:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210929-0131072

QUITCLAIM DEED

YESENIA J. LOOR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2021.

Yesenia J. Loor
Notary Public

MY COMMISSION EXPIRES: 3/3/2025
(AFFIX SEAL)

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)
MARIAN ANDREESCU	**Same**	**092-04-0-252.00**
(NAME)	(NAME)	
124 S 17th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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,

FRONTERRA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

MARIAN ANDREESCU, UNMARRIED MAN ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

CERTAIN REAL PROPERTY SITUATE IN THE DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 4 AND THE NORTHERLY 4 FEET OF LOT NO. 3 IN JOHNSON'S BRANSFORDS SUBDIVISION OF 3 PARTS OF LOT 158 OF JUDGE MCNAIRY'S MANSION HOUSE TRACT, OF RECORD IN BOOK 161, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

SAID LOT NO. 4 AND PART OF LOT NO. 3 ADJOIN AND FRONT TOGETHER 39 FEET ON THE EAST SIDE OF MORRISON STREET AND EXTENDS BACK EASTERLY BETWEEN PARALLEL LINES 136 FEET, MORE OR LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO FRONTERRA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM MICHAEL T. SCALF, OF RECORD IN INSTRUMENT NO. 20210125-0010685, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **906 Morrison Street, Nashville, Tennessee 37208**

Witness our hands this the 23 day of September, 2021.

FRONTERRA, LLC:

BY: MARIAN ANDREESCU
ITS: MANAGING MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 23 day of September 2021, before me personally appeared **MARIAN ANDREESCU,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **MANAGING MEMBER** for **FRONTERRA, LLC,** the within named bargainor, a **TENNESSEE LIMITED LIABILITY COMPANY,** and that he as such **MANAGING MEMBER** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 day of September, 2021.

Notary Public

My Commission Expires:

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY