QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 732060 DEEDQC
10/08/2021 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211008-0135752

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/4/24

(AFFIX SEAL)

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1207 A IRELAND, LLC	NEW OWNER	**092 04 0K 001.00 CO**
(NAME)	(NAME)	
408 VAN BUREN ST.		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED THAT **SAMUEL D. NUGENT, UNMARRIED AND W. TODD STUTTS, UNMARRIED**, HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **1207A IRELAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF THEIR INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 1, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1207 Ireland Street, a Horizontal Property Regime, or record in Instrument No. 20190708-0066303, Register's Office for Davidson County, Tennessee, and with said Unit being depicted on "Exhibit C" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Samuel D. Nugent, unmarried and W. Todd Stutts, unmarried, by Warranty Deed from Build Nashville, LLC, a Tennessee limited liability company, of record as Instrument No. 20211001-0132315, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1207 A Ireland Street, Nashville, TN 37208
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6 day of October, 2021.

SAMUEL D. NUGENT

W. TODD STUTTS

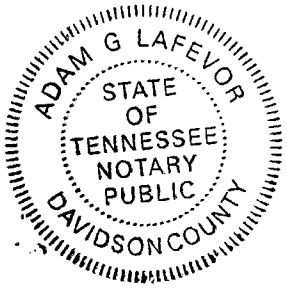
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 6 day of October, 2021, before me personally appeared Samuel D. Nugent and W. Todd Stutts, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6 day of October, 2021.

Notary Public
My Commission Expires: 3/6/24



Certificate of Authenticity

I, Adam G. LaFevor, 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 October 6, 2021.

Affiant Signature

10/6/2021

Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 6th day of October, 2021.

Notary's Signature

My Commission Expires: 5/9/23

Notary's Seal

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY