Prepared By:
Mr. Calvit Ratcliffe
2310 Elliott Ave Apt 820
Nashville, Tennessee 37204

After Recording Return To:
~~Mr.~~ 128B Kingston Street LLC
2310 Elliott Ave 820
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 746215 **DEEDQC**
10/28/2021 02:36:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211028-0145063

TAX PARCEL ID #: 071 03 0C 002.00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Calvit Ratcliffe, *("Grantor")* **whose address is** 2310 Elliott Ave 820, Nashville, Tennessee 37204, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** ~~Mr.~~ 128B Kingston Street LLC *("Grantee")*, **whose address is** 2310 Elliott Ave 820, Nashville, Tennessee 37204, all right, title, interest and claim to the following real estate property located at 128B Kingston St in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37207, to-wit:

Property having Lot No. Unit B 128 Kingston Street, with the Section No. , and having the following description: A certain unit located in Davidson County, Tennessee being known and designated as Unit No. B of 128 Kingston Street, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restricting establishing 128 Kingston Street, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20171116-0117698, in the Registrar's office for Davidson County, Tennnessee, and with said Unite being on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration. . Source of Title: 20190607-0054491

FOR VALUABLE CONSIDERATION, in the amount of $1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 10/28/2021, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever, so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

(Grantor's Signature)

Mr. Calvit Ratcliffe
(Grantor's Printed Name)

(Grantee's Signature)

~~Mr.~~ 128B Kingston Street LLC
(Grantee's Printed Name)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00

Affiant

Subscribed and sworn before me this the
28 **Day of** Oct, **20**21.

9. Hayes, **Deputy Register**

Signed in our presence:

(Witness #1 Signature)

(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)

(SECOND WITNESS NAME TYPED)

NEW OWNER:
Grantee's Address:

Mr. 128B Kingston Street LLC
2310 Elliott Ave 820
Nashville, Tennessee 37204

Mail Subsequent Tax Bills To:

Calvit Ratcliffe
2310 Elliott Ave 820
Nashville, Tennessee 37204

Grantor's Address:

Mr. Calvit Ratcliffe
2310 Elliott Ave 820
Nashville, Tennessee 37204

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on 10/28/2021. by Mr. Calvit Ratcliffe, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

D Mcurley
(Signature of Notary)

Drew McCurley
(Printed Notary Name) Davidson, Tennessee

My Commission expires: July 9th 2024

DREW McCURLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2024