QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 753099 DEEDQC
11/10/2021 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211110-0150446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Audie R. Cole and Caroline S. Cole	**Same**	
(NAME)	(NAME)	
2118 Elliott Avenue #7		**105-14-0O-005.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204		
(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,

BUCK DOUGLAS, LLC, A TENNESSEE MEMBER MANAGED LIMITED LIABILITY COMPANY ("GRANTOR")

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

AUDIE R. COLE AND CAROLINE S. COLE, HUSBAND AND WIFE ("GRANTEE")

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

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELLIOTT AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AT INSTRUMENT NO. 20160516-0048883 AND AMENDED IN INSTRUMENT NO. 20180808-0078146, IN THE REGISTER'S OFFICE OF DAVIDSON, 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 BUCK DOUGLAS, LLC, A TENNESSEE MEMBER MANAGED LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM AUDIE R. COLE AND CAROLINE S. COLE, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20191002-0100862 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 20, 2019 AND RECORDED ON OCTOBER 02, 2019.

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: **2118 Elliott Ave, #7, Nashville, TN 37204**

Witness our hands this the 1 day of November, 2021.

BUCK DOUGLAS, LLC

By: Audie R. Cole, Member

By: Caroline S. Cole, Member

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 1 day of November, 2021, before me personally appeared **Audie R. Cole**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Buck Douglas, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Buck Douglas, LLC, as Member.

Witness my hand and official seal, this the 1 day of november, 2021.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-05-2024

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 1 day of November, 2021, before me personally appeared **Caroline S. Cole**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Member of Buck Douglas, LLC, the within named bargainor, a limited liability company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Buck Douglas, LLC, as Member.

Witness my hand and official seal, this the 1 day of november, 2021.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-05-2024

Certificate of Authenticity

I, **Joshua A. Terry**, 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 November 1st 2021.

Affiant Signature

11/4/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/4/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON