Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd.
Nashville, TN 37215

39-B

QUITCLAIM DEED

FOR AND IN 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, the undersigned **Benjamin Sohr and Genifer Goodman Sohr,** hereinafter called the **Grantor,** do hereby quitclaim and convey unto **Gen's Favorite LLC,** hereinafter called the **Grantee,** Grantee's heirs and assigns, all of Grantor's rights and interests in real property in Davidson County, Tennessee, described as follows: To Wit:

A condominium Apartment in Davidson County, Tennessee, being Unit No. 61-E, of Royal Oaks Tower Condominiums Apartment, a horizontal property regime property pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 4460, Page 189, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Benjamin Sohr and Genifer Goodman Sohr by Warranty Deed dated September 23, 2021, and recorded as Instrument No. 20210924-0128848, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the referenced recorded plan, Master Deed, applicable easements, restrictions, Deed(s) of Trust, and Property Taxes for the current year.

This is improved property currently known as: 4505 Harding Pike, Unit 61E, Nashville, TN 37205

WITNESS THE EXECUTION HEREOF this 5 day of November, 2021.

Benjamin Sohr

Genifer Goodman Sohr

Karen Johnson Davidson County
Batch# 754378 DEEDQC
11/15/2021 09:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211115-0151438

State of Tennessee)
County of Davidson)

On this the 5th day of November, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within-named Benjamin Sohr and Genifer Goodman Sohr, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 03-07-2023

MARCELLA F. LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 0.00

X
Affiant

Sworn and subscribed before me on this the 5th day of November, 2021.

Notary Public

My Commission Expires: 03-07-2023

MARCELLA F. LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Gen's Favorite LLC 3430 Woodmont Blvd. Nashville, TN 37215	SAME	116-03-0A-057.00 CO

Certificate of Authenticity

I, Allison Forrey, 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 11/5/2021.

Date

Affiant Signature

11/5/2021

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5 day of November, 20 21.

Brooke Formosa

Notary's Signature

My Commission Expires: 9/10/22

Date

Notary's Seal (if on paper)

