Karen Johnson Davidson County
Batch# 762377 DEEDQC
11/29/2021 02:48:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211129-0157288

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
3019 Delaware LLC	**NEW OWNER**	
(NAME)	(NAME)	
7544 Hallows Dr		**092100C00400CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roderick Dion Sims & Derrick D. Salter ("Grantor") have bargained and sold, and by these presents does transfer and convey unto 3019 Delaware LLC, ("Grantee") its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4, Elavate at MedWest formerly ("The Del"), as shown in the Declaration of Covenants, Conditions and Restrictions for The Del, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170127-0009277, First Amendment to Declaration of Covenants, Conditions and Restrictions for The Del of record in Instrument No. 20170330-0031283, First Amendment to Declaration of Covenants, Conditions and Restrictions for Elavate at MedWest formerly ("The Del") of record in Instrument Number 20171003-0101096, Amended and Restated Declaration of Covenants, Conditions and Restrictions for Elevate at City Heights a Horizontal Property Regime with Private Elements recorded in Instrument No. 20180403-0030960, First Amended to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Elevate at City Heights a Horizontal Property Regime with Private Elements recorded in Instrument No. 20180615-0057610, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roderick Dion Sims & Derrick D. Salter by Quitclaim Deed from Roderick Dion Sims, of record at Instrument No. 20200924-0110017, Register's Office Davidson County, Tennessee.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is improved property known as: 3019 Delaware Ave, Nashville, TN 37209

Witness my hand this the 23 day of Nov, 2021.

Roderick Dion Sims

Derrick D. Salter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roderick Dion Sims (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of _____, 2021.

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derrick D. Salter (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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

Roderick Dion Sims

STATE OF Alabama)
COUNTY OF Madison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roderick Dion Sims (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 05-05-2024

