QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 763512 DEEDQC
11/30/2021 04:02:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211130-0158198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2021.

Notary Public

Date of Expiration: 3/7/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Matthew Hagerty (NAME)	**Same** (NAME)	**082110D002.00CO**
837 Russleo Drive (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209 (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,

Central Coast Properties, LLC, A Tennessee Limited Liability Company ("Grantor")

has/have bargained and sold, and by these presents do/does transfer and convey unto

Foster B, LLC, A Tennessee Limited Liability Company ("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 in Davidson County, Tennessee, Being Unit B of Twofortyone Foster Street, a Horizontal Property Regime with Private Elements and described in a Declaration of Covenants, Conditions, and Restrictions of record in Instrument No 20211322-0037813, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit B, and the By-Laws filed as Exhibit C, are incorporated herein by reference and made a part of the same as though copied herein for a more complete identification and description of said unit.

BEING PART OF THE SAME property conveyed to Central Coast Properties, LLC by deed from Rhythm Homes and Development, LLC, of record in Instrument Number 20190510-0044195, Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's successors and/or assigns forever, with all appurtenances thereunto belonging.

This instrument has been prepared with information supplied by the parties, or the last deed of record. No title search was conducted and the Drafter has made no representations regarding the state of title.

This ☒ Improved ☐ Unimproved property known as: **241 B Foster St., Nashville, TN 37207**

Witness our hands this the 30th day of November, 2021.

CENTRAL COAST PROPERTIES, LLC

Matthew Hagerty, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW HAGERTY**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is **SOLE MEMBER of CENTRAL COAST PROPERTIES, LLC**, a Tennessee Limited Liability Company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2021.

Notary Public
My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY