QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 763617 DEEDQC
12/01/2021 09:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211201-0158387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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)
1 Eleven Condo, LLC (NAME)	**Same** (NAME)	
PO Box 154 (ADDRESS)	(ADDRESS)	**092-07-0I-111.00-CO**
West Lebanon, NY 12195 (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.

COLLEEN KROBOTH. UNMARRIED ("GRANTOR"

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

1 ELEVEN CONDO, 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 NO. 111, THE 1865, A CONDOMINIUM, AND DESCRIBED IN A DECLARATION ESTABLISHING THE 1865, A CONDOMINIUM. OF RECORD IN INSTRUMENT NO. 20190314-0023483, AMENDED IN INSTRUMENT NOS. 20190712-0068003, 20191007-0102697 AND 20191010-0104084, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO COLLEEN KROBOTH, BY WARRANTY DEED FROM MEREDITH SEELEY, A SINGLE WOMAN. OF RECORD IN INSTRUMENT NUMBER 20210301-0025877, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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: **612 21st Ave N. Apt #111, Nashville, Tennessee 37203**

Witness our hands this the 18 day of November, 2021.

Colleen Kroboth

STATE OF New York)
COUNTY OF Columbia)

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

Witness my hand and official seal, this the 18 day of November, 2021.

Notary Public
My Commission Expires:

TISTRYA G. HOUGHTLING
Notary Public, State of New York
Reg. No. 01HO6342376
Qualified In Columbia County
My Commission Expires May 23, 2024

Certificate of Authenticity

I, Ryan Lux, 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 **11/18/21**.

Date

Affiant Signature

11/18/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **November**, 20 21.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025