QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

AJ-QCD-21-3722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hip City Homes, LLC	**Same**	**09213005100**
(NAME)	(NAME)	
3722 Park Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 764471 **DEEDQC**
12/01/2021 12:54:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211201-0158870

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

HIP CITY HOMES, LLC ("GRANTOR")

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

HIP CITY HOMES, LLC ("GRANTEE")

ITS 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 LOT NO. 11, BLOCK 8, ON THE PLAN OF CHARLOTTE PARK, 2ND ADDITION TO NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGES 160 AND 161, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 11 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF PARK AVENUE (FORMERLY 1ST AVENUE) AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO A LINE IN THE REAR MEASURING 50 FEET THEREON.

THE PURPOSE OF THIS QUITCLAIM DEED IS TO DIVEST MATTHEW D. COFFMAN OF ANY INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY, MARITAL OR OTHERWISE.

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: **3722 Park Avenue, Nashville, Tennessee 37209.**

Witness our hands this the 29th day of November, 2021.

HIP CITY HOMES, LLC

MARIA CLAUDIA PERALTA
Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARIA CLAUDIA PERALTA**, 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 as Member for **HIP CITY HOMES, LLC,** the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the 29 day of November, 2021.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Witness our hands this the 29 day of November, 2021.

MATTHEW D. COFFMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW D. COFFMAN,** the within named 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 29 day of November, 2021.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023