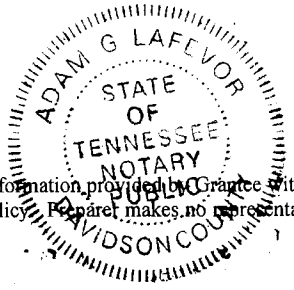
QUITCLAIM DEED



This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PORTLAND 304, LLC	NEW OWNER	**104-12-125.00 CO**
(NAME)	(NAME)	
1913 SHAMROCK DRIVE		
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 THAT **MICHAEL HUFFINES**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **PORTLAND 304, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF THEIR INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium apartment in Davidson County, Tennessee, being Unit No. 304 of Building 2 of Ashley Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6200, Page 462, also referenced in the Master Deed of record in Book 6839, Page 635, corrected in Book 6864, Page 85, said Register's Office, to which 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 Michael Huffines, by Warranty Deed from Fereydoun Aghazadeh and Mitra A. Aghazadeh, of record as Instrument No. 20170711-0069503, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2110 Portland Avenue, #304, Nashville, Tennessee 37212
(House Number) (Street) (City or Town) (State) (Postal Zip)

Karen Johnson Davidson County
Batch# 770454 DEEDQC
12/09/2021 09:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211209-0163057

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3 day of December, 2021.

MICHAEL HUFFINES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 3 day of December, 2021, before me personally appeared Michael Huffines, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3 day of December, 2021.

Notary Public
My Commission Expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Adam LaFever, 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 December 6, 2021

.

Affiant Signature

12/6/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 6 day of December, 2021.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. SoBro- Michael Huffines- QCD 2110 Portland Ave #304