QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 773413 DEEDQC
12/14/2021 11:29:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211214-0165161

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

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 10 DAY OF December 2021.

Notary Public

MY COMMISSION EXPIRES: 05/05/2025
(AFFIX SEAL)

AJ-QCD-21-738-4

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)
738 Douglas Ave Unit 4, LLC	**Movement Mortgage, LLC**	
(NAME) **738 Douglas Ave, Unit 4**	(NAME) **8024 Calvin Hall Road**	**071-16-0H-004.00-CO**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Indian Land, SC, 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **SCOTT D. KNABE AND SARA E. KNABE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **738 DOUGLAS AVE UNIT 4, LLC, a Tennessee limited liability company,** hereinafter called the 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 Unit 4 of Highland Station at Cleveland Park, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restriction for Highland Station at Cleveland Park, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201112-0133202, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to **SCOTT D. KNABE AND SARA E. KNABE** from **PDG FSP DOUGLAS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** by Warranty Deed, of record in 20211207-0162387, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantee. 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: **738 Douglas Avenue Unit 4, Nashville, Tennessee 37207**.

Witness my hand this the 8 day of December, 2021.

SCOTT D. KNABE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SCOTT D. KNABE**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein in and who acknowledged himself as such, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8 of December, 2021.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

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

Witness my hand this the 8th day of Dec, 2021.

SARA E. KNABE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARA E. KNABE**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein in and who acknowledged herself as such, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8 of Dec., 2021.

Notary Public
My Commission Expires: 5/5/2025
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY