Karen Johnson Davidson County
Batch# 774267 DEEDQC
12/15/2021 01:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211215-0165829

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1041 Flats Condominium Association, Inc. 50 Vantage Way, Suite 100 Nashville, TN 37228	New Owner	072050L10100CO 072050L10200CO 072050L40100CO 072050L40200CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **1041 East Trinity LP LLC, a Tennessee Limited Liability Company,** by these presents does hereby quitclaim and convey unto **1041 Flats Condominium Association, Inc., a Tennessee nonprofit corporation,** its successors and assigns, all its right, title and interest in and to the following described tract of land:

A certain condominium located in Davidson County, Tennessee, being Unit Nos. 101, 102, 401 and 402 of 1041 Flats, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium for 1041 Flats, a condominium, of record in Instrument Number 20200417-0040597, as amended in Instrument Number 20200710-0075270, Instrument Number 20200820-0094232, and Instrument Number 20201217-0149305, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to the First Amendment to said Declaration, of record in Instrument Number 20200710-0075270, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190108-0002094, Register's Office for Davidson County, Tennessee, dated January 08, 2019 and recorded on January 08, 2019.

Being also known as 1041 East Trinity Lane #101, #102, #401 and #402, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 7th day of December 2021.

Affiant

My commission expires: 3.3.25
(Affix Seal)

Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7th day of December, 2021.

1041 East Trinity LP LLC, a Tennessee Limited Liability Company

By: _____
Bruce W. Most, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bruce W. Most, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of 1041 East Trinity LP, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 7th day of December, 2021.

TIFFANY H. STENGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Notary Public

My Commission Expires: 1.3.2023

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12/13/2021 (date ~~of document~~).

Affiant Signature

12/13/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL