# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 774343 DEEDQC
12/15/2021 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211215-0165933

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 SHELBY

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Jordan Cross
Signed on 2021/12/12 15:35:08 -8:00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH_DAY OF DECEMBER, 2021.

Notary Public
Signed on 2021/12/12 15:35:08 -8:00

MY COMMISSION EXPIRES 01/28/2024

KIMBERLY PROCTOR
Tennessee Notary Public
Online Notary Public
Shelby County, State Of Tennessee
My Commission Expires Jan 28, 2024
Notary Stamp 2021/12/12 16:35:08 PST

**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 |
|---|---|---|
| **HILLSBORO CONDO LLC** | JORDAN CROSS | **104-12-B-700** |
| (NAME) | (NAME) | |
| 5810 SHELBY OAKS DR., STE B | 5802 BOB BULLOCK LOOP, STE C1 #84 | |
| (ADDRESS) | (ADDRESS) | |
| MEMPHIS, TN 38134 | LAREDO, TX, 78041 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Notarial act performed by audio-visu

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 **CROSS PROPERTY, LLC**, A VIRGINIA LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **HILLSBORO CONDO, 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. 204 of Building One 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 established by Master Deed and By-Laws of record in Book 6839, Page 365 and in Book 6864, Page 85, said Register's Office.

Being the same property conveyed to Jordan Cross, by Warranty Deed from Christopher H. Raggio, of record as Instrument No. 20130520-0050691, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2107 Fairfax Avenue, #204, Nashville, Tennessee 37212
(House Number) (Street) (City or Town) (State) (Postal Zip)

9CE6F2A5-661D-4180-84D7-779F8A3F5692 --- 2021/12/12 15:22:29 -8:00 --- Remote Notary

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 ___12TH_ day of December, 2021.

**CROSS PROPERTY, LLC**

Jordan Cross
Signed on 2021/12/12 15:35:08 -8:00

JORDAN CROSS, MEMBER

STATE OF TENNESSEE

COUNTY OF SHELBY

On this the _12TH____ day of December, 2021, before me personally appeared Jordan Cross, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Member of Cross Property, LLC, and that he, as member, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the _12TH____ day of December, 2021.

Signed on 2021/12/12 15:35:08 -8:00

Notary Public
My Commission Expires: 01/28/2024

**KIMBERLY PROCTOR**
Tennessee Notary Public
Online Notary Public
Shelby County, State Of Tennessee
My Commission Expires Jan 28, 2024

Notary Stamp 2021/12/12 16:35:08 PST 8D3C59CD068E

Notarial act performed by audio-visual communication

9CE6F2A5-661D-4180-84D7-779F8A3F5692 --- 2021/12/12 15:22:29 -8:00 --- Remote Notary

Certificate of Authenticity

I, Adam G. LaFevor, 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 13, 2021.

Affiant Signature

12/13/2021

Date

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

My Commission Expires: 5/9/23

Notary's Seal

