QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 775467 DEEDQC
12/16/2021 02:48:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211216-0166648

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1206 IRELAND ST A LLC	Same	
(NAME)	(NAME)	092040M00100CO
3370 N Hayden Rd. Ste 123-524		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85251		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

SKI ENTERPRISES, LLC ("GRANTOR")

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

1206 IRELAND ST A 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 UNIT A , 1206 IRELAND STREET TOWNHOMES, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1206 IRELAND STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20190708-0066350 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SKI ENTERPRISES, LLC, BY WARRANTY DEED FROM ANTHONY SMITH AND TANA DUNLAP-SMITH A/K/A TANA DUNLAP, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20190522-0048245, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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: **1206 A Ireland St, Nashville, TN 37208**

Witness our hands this the 15 day of December, 2021.

SKI ENTERPRISES, LLC

By: Rick Wells
Its: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of December, 2021, before me personally appeared **Rick Wells**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Manager of **SKI ENTERPRISES, LLC**, the within named bargainor, a limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **SKI ENTERPRISES, LLC**, as Manager.

Witness my hand and official seal, this the 15th day of December, 2021.

Notary Public

My Commission Expires:

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025