QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF DECEMBER, 2021 Notary Public MY COMMISSION EXPIRES: March 1, 2 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 775909 DEEDQC 12/17/2021 11:07:23 AM 2 pgs Fees: $12.00 Taxes: $0.00 20211217-0167171	

KIMBERLY TALBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
1434 12th South Lifestyles, LLC (NAME)	NEW OWNER (NAME)	105-05-0Z-016.00-CO
1434 12th Avenue South Nashville, TN 37203 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of December, 2021, the undersigned, **DANIEL BURTON, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **1434 12TH SOUTH LIFESTYLES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **1434 12th Avenue South, Nashville, TN 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1434, The Row at 12th S. Townhomes, described in a Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20151221-0128111, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete description of said Unit.

Being the same property conveyed to Daniel Burton, a single man, by Warranty Deed from UP Partnership, GP, A Tennessee General Partnership, dated the 10th day of December, 2021, and filed on the 15th day of December, 2021, of record as Instrument Number 20211215-0165537, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 15th day of December, 2021.

GRANTOR: DANIEL BURTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DANIEL BURTON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17th day of December, 2021.

Notary Public

March 7, 2023
My Commission Expires

KIMBERLY TALBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY