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Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 775926 DEEDQC
12/17/2021 11:21:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211217-0167193

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURNACE.

QUITCLAIM DEED

FOR AND IN 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, the undersigned, **Lflats, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, does hereby quitclaim unto **Lflats, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being land in Davidson County, Tennessee, being Unit No. 1115, "Commercial Space", of Ludlow Flats, 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 Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendment to Declaration recorded as Instrument No. 20201208-0142244; Second Amendment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendment to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements 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.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244 of the Declaration of Ludlow Flats and certain parking space number 54, 55, 56, 57, 58 and 59.

Being a portion of the same property conveyed to Lflats, LLC, a Tennessee limited liability company by Warranty deed from Cottage Partners LLC, a Tennessee limited liability company of record in Instrument No. 20180119-0005677 Register's Office for Davidson County, Tennessee, dated January 08, 2018 and recorded on January 19, 2018.

Being a portion of the same property conveyed to Lflats, LLC, a Tennessee limited liability company by Quitclaim deed from Lflats, LLC, a Tennessee limited liability company of record in Instrument No. 20181029-0106847 Register's Office for Davidson County, Tennessee, dated October 25, 2018 and recorded on October 29, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, as amended, and to applicable easements, conditions, assessments and restrictions therein, applicable rights of others, and Property Taxes for the current year.

This is improved property, known as: 1115 10th Avenue N, Nashville, TN 37208.

WITNESS THE EXECUTION HEREOF this 9th day of December, 2021.

Lflats, LLC, a Tennessee limited liability company

Derek Lisle, Authorized Agent

By: Derek Lisle, Authorized Agent

State of Tennessee)
County of Davidson)

On this 9th day of December, 2021, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Derek Lisle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Authorized Agent of the maker, Lflats, LLC, and that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Lflats, LLC, as Authorized Agent.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 9th day of December, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**	**TAX MAP-PARCEL #:**
LFlats, LLC		
P.O. Box 150204	**Owner**	**081-16-2B-001.00**
Nashville, TN 37215		