QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 777555 DEEDQC
12/21/2021 03:51:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211221-0168755

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 21 DAY OF DECEMBER, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MARILYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 11/06/2024

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)
THE RUFFINO GROUP (NAME)	**NEW OWNER** (NAME)	**092-06-0H-015.00-CO**
713 B 26th Avenue North Nashville, TN 37209 (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 14th day of December, 2021, the undersigned, **MIKE RUFFINO, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **THE RUFFINO GROUP 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, **TENNESSEE** having an address more commonly known as **713 B 26TH AVENUE NORTH, NASHVILLE, TENNESSEE 37208** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 713 B, Crave Townhomes at City Heights described in the Declaration of Covenants, Conditions and Restrictions for Crave Townhomes at City Heights of record in Instrument No. 20190315-0023896, as amended in Instrument No. 20200122-0007996, of the Register's Office of Davidson County, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of Crave Townhomes at City Heights as stated in said Declaration. Said Unit is shown as part of Exhibit "B" Declaration of Crave Townhomes at City Heights. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units at Crave Townhomes at City Heights, the property, co-owners and tenants, and the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to Mark Ruffino by Warranty Deed from Zvezda 2, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211221-0168748, Register's Office for Davidson County, Tennessee, dated the 21 day of December, 2021, and recorded on the 21 day of December, 2021.

For further chain of title and conditions subject to this property, reference Instrument No. 20201218-0150590 said Register's Office.

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 21 day of December, 2021.

GRANTOR: Mike Ruffino

Michael Ruffino

STATE: Tennessee

COUNTY: Davidson

Personally, appeared before me, a Notary Public of the aforesaid authority, **Mike Ruffino**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that 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 21 day of December, 2021.

Madelyn Reynolds

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY