State of Tennessee

Rev. 1343D0B

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

Map | Parcel #: 071 03 0C 002.00

Karen Johnson Davidson County
Batch# 778953 DEEDQC
12/22/2021 02:39:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211222-0169410

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Cassie Ratcliffe, Affiant
Subscribed and sworn before me this the
22 Day of December, 2021.
Brodi Wren, Deputy Register

This instrument was prepared by:
Calvit Ratcliffe
2310 Elliott Ave 820
Nashville, TN 37204

After recording, mail document and tax statements to:
Cal Rat on Kingston St LLC
2310 Elliott Ave 820
Nashville, TN 37204
20171116-0117698

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 22 day of December, 2021 (the "Effective Date") between 128B Kingston Street LLC (the "Grantor"), a limited liability company whose mailing address is 2310 Elliott Ave 820, Nashville, TN 37204, and Cal Rat on Kingston St LLC (the "Grantee"), a limited liability company whose mailing address is 2310 Elliott Ave 820, Nashville, TN 37204.

WITNESSETH, that the Grantor, for and in consideration of the sum of 10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Property having Lot No. Unit B 128 Kingston Street, with the Section No., and having the following description. A certain unit located in Davidson County, TN being known and designated as Unit No. B of 128 Kingston Street, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restricting establishing 128 Kingston Street, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20171116-0117698, in the Registrar's office for Davidson County, TN, and with said Unite being on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration. Source of Title 20211028-0145063

The Property will be held as sole ownership.

SUBJECT to the following:

According to the Davidson County Tax Assessor, the Grantor's name is errantly referred to as "Mr." 128B Kingston Street LLC, when it should just be 128B Kingston Street LLC, which is how it is recorded correctly.

The Property is not homestead of the Grantor.

~~TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.~~

~~Grantor declares that the transfer is exempt from any documentary transfer taxes.~~

EXECUTED this 22nd day of December, 2021.

128B Kingston Street LLC	Calvit Ratcliffe	Calvit Ratcliffe
Grantor Name	**Representative** Signature	Owner/Manager/Director **Representative** Name and Title
Cal Rat on Kingston St LLC		Calvit Ratcliffe
		Owner/Manager/Director
Grantee Name	**Representative** Signature	**Representative** Name and Title

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF TENNESSEE.

COUNTY OF DAVIDSON.

On this day, personally appeared before me, Calvit A. Ratcliffe to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 22 day of December, 2021.

Steven A Mock
Notary's Public Signature

STEVEN A. MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

5/2/2022 **(Date)**
My Commission Expires