QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 780681 DEEDQC
12/28/2021 01:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211228-0170563

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)

SETH CLINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF December, 2021

Notary Public

MY COMMISSION EXPIRES: 3/7/2023

(AFFIX SEAL)

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)
2112 9th Ave N LLC (NAME)	**NEW OWNER** (NAME)	**081-03-4A-002.00**
2112 9th Avenue North Nashville, Tennessee 37208 (ADDRESS)	**7265 Highway 25 E Cross Plains, Tennessee 37049-4746** (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 15 day of **DECEMBER, 2021**, the undersigned, **DEROSE PROPERTIES TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **2112 9TH AVE N 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 more commonly known as **2112 9TH AVENUE NORTH, NASHVILLE, TENNESSEE 37208** and more particularly described as follows:

Land in Davidson County, Tennessee, being Units No(s). 3 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime with Private Elements as recorded in Instrument Number 20170410-0035027, as amended in Instrument Number 20180621-0060111 and Instrument Number 20180723-0071653, Register's Office for Davidson County, Tennessee. To which plat reference is made for a more accurate description.

Being the same property conveyed to DeRose Properties Tennessee, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Andrew Winchek and Jane Ballesteros, as Co-Trustees of the Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017, dated the 30th day of April, 2021, and filed on the 7th day of May, 2021, of record as Instrument Number 20210507-0061808, 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 15 day of December, 2021.

GRANTOR: DEROSE PROPERTIES TENNESSEE, LLC

BY: DAVID DEROSE, SR.
ITS: AUTHORIZED SIGNER

KIMBERLY F. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David DeRose, Sr., with who I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Agent for DeRose Properties Tennessee, LLC, and as such, acknowledged that he is authorized to execute the foregoing instrument on behalf of DeRose Properties Tennessee, LLC, the within named Grantor, a Limited Liability Company, and that he in such capacity as Authorized Agent executed the foregoing instrument for the purposes contained therein, by singing his name on behalf of the Grantor as Authorized Agent.

WITNESS my hand and seal this 15 day of December, 2021.

Kimberly F Sims
Notary Public

12/22/21
My Commission Expires

Certificate of Authenticity

I, Seth N. Cline, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/23/2021.

Date

Affiant Signature

12/23/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of December, 2021.

Notary's Signature

My Commission Expires: 11/06/2024
Date

Notary's Seal (if on paper)

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