QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 780693 DEEDQC
12/28/2021 01:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211228-0170579

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

SETH CLINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 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)
110 Oceola Ave LLC (NAME)	**NEW OWNER** (NAME)	**103023F90000CO**
110 Oceola Avenue #10 Nashville, Tennessee 37209 (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 **110 OCEOLA AVE 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 **110 OCEOLA AVENUE, UNIT #10, NASHVILLE, TENNESSEE 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 10, on the Plan of Oceola Park Townhomes, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions establishing the Horizontal Property Regime of Oceola Park Townhomes, of record in Instrument No. 20190813-0080796, as amended in Instrument No. 20200325-0032605, and as amended in Instrument No. 20210318-0035901, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to DeRose Properties Tennessee, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Oceola Park LLC, a Florida Limited Liability Company, dated the 17th day of June, 2021, and filed on the 28th day of June, 2021, of record as Instrument Number 20210628-0087427, 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