# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 780742 DEEDQC
12/28/2021 02:37:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211228-0170653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF December, 2021

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

**THIS INSTRUMENT WAS PREPARED BY (and return to):**

Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **JUSTIN TITUS AND LAURA TITUS** | **NEW OWNER** | |
| (NAME) | (NAME) | **105070M00200CO** |
| **417 GLEN WEST DRIVE** | | |
| (ADDRESS) | (ADDRESS) | |
| **NASHVILLE, TN 37215** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the Articles of Termination and for the purpose of distributing assets of the limited liability company, **THREESEAS HOUSING, LLC** ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **JUSTIN TITUS AND WIFE, LAURA TITUS,** ("Grantee") their successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B 606 MOORE AVENUE TOWNHOMES, AS SHOWN ON DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20140612-0051356, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THREESEAS HOUSING, LLC BY QUITCLAIM DEED FROM JUSTIN TITUS AND LAURA TITUS DATED AUGUST 27, 2021, AND RECORDED IN INSTRUMENT NUMBER 20200831-0098672, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is improved property commonly known as: **606 B Moores Avenue, Nashville, TN 37203.**

Witness my hand this the 17 day of December, 2021.

**THREESEAS HOUSING, LLC**

**JUSTIN L. TITUS, MEMBER**

**CAMERON W. TITUS, MEMBER**

**CREIGHTON G. TITUS**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN L. TITUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be a MEMBER of THREESEAS HOUSING, LLC, the within named bargainor, a limited liability company, and that he/she as MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 17 day of December 2021.

Notary Public
My Commission Expires: 10/2/2023

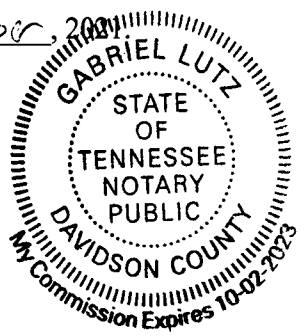
GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAMERON W. TITUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be a MEMBER of THREESEAS HOUSING, LLC, the within named bargainor, a limited liability company, and that he/she as MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 17 day of December, 2021.

Notary Public
My Commission Expires: 10/2/2023




STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CREIGHTON G.. TITUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be a MEMBER of THREESEAS HOUSING, LLC, the within named bargainor, a limited liability company, and that he/she as MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 17 day of December, 2021.

Notary Public
My Commission Expires: 10/2/2023

