THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 790437 DEEDQC
01/14/2022 10:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220114-0005855

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
37203 405 Avoca 2, LLC 1104 Parish Ave Nashville TN 37204	Owner	104-02-11-002.00 CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Rod Roudi**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **37203 405 Avoca 2, LLC**, hereinafter called the Grantee, its successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being 405 Avoca Street, Unit 2, as shown on Exhibit "B" of the Declaration of Covenants; Conditions and Restrictions for The Centennial Lofts 1, a Horizontal Property Regime with Private Elements, as of record in Instrument Number 20150406-0029796, amended in Instrument Number 20160816-0085499, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Units.

Being the same property conveyed to Rod Roudi by Warranty Deed from TA Properties, LLC, a Tennessee limited liability company of record on January 4, 2017, at Instrument No. 20170104-0000670, Davidson County Register of Deeds.

This is property commonly known as 405 Avoca, Unit 2, Nashville, TN 37203.

Witness our hands, this 31 **day of** December, **2021:**

R. R.

Rod Roudi

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rod Roudi**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31 day of December, **2021**:

Notary Public

My Commission Expires: 8/7/24

JENNIFER F. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

R.R.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31 DAY OF December, **2021**:

Notary Public

My Commission Expires: 8/7/24

JENNIFER F. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Allison Toney, 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 12/31/2021.

Date

Affiant Signature

12/31/2021

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 31 day of December, 2021.

Notary's Signature

My Commission Expires: 8/7/24

Date

Notary's Seal (if on paper)

JENNIFER F. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY