Karen Johnson Davidson County
Batch# 792282 DEEDQC
01/18/2022 12:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220118-0006821

QUITCLAIM DEED

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF DECEMBER, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

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)
Mason Nash West End LLC (NAME)	**NEW OWNER** (NAME)	**105-02-0L-001.00-CO**
933 South Street Nashville, Tennessee 37203-4733 (ADDRESS)	(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 28 day of **DECEMBER, 2021**, the undersigned, **ANTHONY J. RIER, A SINGLE MAN, AND KEVIN RAY RIER, A SINGLE MAN** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and quitclaim to **MASON NASH WEST END, 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 the **DAVIDSON COUNTY, TENNESSEE,** and having a more commonly known address of **933 SOUTH STREET, NASHVILLE, TENNESSEE 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A on Exhibit "C" of Declaration of Covenants, Conditions, and Restrictions for Eclaire Estates Homeowners' Association of record in Instrument No. 20160205-0011373, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony J. Rier, a Single Man, and Kevin Ray Rier, A Single Man, by Warranty Deed from Michael Thomas Jennings and Tisha Dawn Jennings, Husband and Wife, dated the 8th day of May, 2020, and recorded on the 14th day of May, 2020, as Instrument Number 20200514-0050181, of record 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 28 day of December, 2021.

GRANTOR: ANTHONY J. RIER

GRANTOR: KEVIN RAY RIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ANTHONY J. RIER,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 28 day of December, 2021.

Notary Public

My Commission Expires January 29, 2025

AMBER L. ENGELS
Commission Number 814991
My Commission Expires
January 29, 2025

STATE: Iowa

COUNTY: Crawford

Personally, appeared before me, a Notary Public of the aforesaid authority, KEVIN RAY RIER, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 28 day of December, 2021.

A. Engels
Notary Public

January 29, 2025
My Commission Expires

AMBER L. ENGELS
Commission Number 814991
My Commission Expires
January 29, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth 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 1/12/2022 (date of document).

Affiant Signature

1/12/2022

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 12th day of January, 2022.

Notary Public

Notary's Seal:

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

MY COMMISSION EXPIRES: 11/06/2024