Karen Johnson Davidson County
Batch# 793420 DEEDQC
01/20/2022 10:51:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220120-0007673

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF Tennessee COUNTY OF Davidson The actual consideration for this transfer is: $0.00. _____ Affiant Subscribed and sworn to before me, this 18 day of January, 2022. _____ Notary Public My Commission Expires: _____

RYAN DIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Muse403 LLC 5535 E. Mineral Lane Centennial, CO 80122	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 093-11-0H-030.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Scot B. Johnson and Susie Johnson, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Muse403 LLC, a Tennessee Limited Liablity Compnay**, its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 403 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Scot B. Johnson and Susie Johnson, husband and wife by Warranty Deed from Muse Nashville, LLC a Tennessee Limited Liability Company, dated December 21, 2021 and recorded December 23, 2021 in Instrument No. 20211223-0169941, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **65 Lindsley Avenue Unit 403, Nashville, TN 37210**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of **January**, 2022.

Scot B. Johnson **Susie Johnson**

STATE OF Colorado)
COUNTY OF Arapahoe

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

Witness my hand, at Office, this 13 day of January, 2022.

Denise Petty
Notary Public

My Commission Expires: 02/15/2022

DENISE PETTY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184007607
MY COMMISSION EXPIRES 02/15/2022