THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 25th day of January, 2022. Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owner: 808 13th Avenue South LLC 2609 Essex Place Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: 093-13-0T-007.00 CO

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, **Angela Lee Jefferson and Roger Jefferson, as joint tenants with right of survivorship,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **808 13th Avenue South LLC, a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, being Unit No. 7, on the Horizontal Property Regime for Element Gulch, a Condominium, as recorded in the Master Deed of record in Instrument No. 20150930-0099318, amended in Instrument No. 20160208-0012097 and Instrument No. 20160727-0077432, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Angela Lee Jefferson and Roger Jefferson, as joint tenants with right of survivorship from Gulchetto Enterprises, LLC, a Tennessee limited liability company by Warranty Deed dated May 30th, 2017 and recorded June 1st, 2017 in Instrument No. 20170601-0054650, Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

Karen Johnson Davidson County
Batch# 795612 DEEDQC
01/26/2022 11:20:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220126-0009405

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 29th day of January 2022.

Angela Lee Jefferson

Roger Jefferson

STATE OF Tennessee
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Angela Lee Jefferson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of January 2022.

Notary Public
My Commission Expires:

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 8TH, 2025

STATE OF VIRGINIA)
COUNTY OF PITTSYLVANIA)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Roger Jefferson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19TH day of JANUARY 2022.

Notary Public
My Commission Expires: 3/31/2025

Elizabeth K. Hammond
Notary Public - ID 7561791
Commonwealth of VA
My Com. Exps. 3/31/2025