QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 795683 DEEDQC
01/26/2022 12:39:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220126-0009478

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF January 2022.

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Cottage Partners, LLC	**New Owner**	**Tract 1: 092070I00100CO** **Tract 2: 092070I00300CO** **Tract 3: 092070I00200CO**
(NAME)	(NAME)	
610 21st Avenue North, Unit #1		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **THE 1865 CONDOMINIUMS, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **COTTAGE PARTNERS, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE EXHIBIT A

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 26 day of January, 2022.

The 1865 Condominiums, LLC
By: Richard Bacon
Its: Authorized Signer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 26 day of January, 2022, before me personally appeared **RICHARD BACON**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the authorized signer of The 1865 Condominiums, LLC, and that the seal affixed to said instrument is the corporate seal of said company, and that said instrument was signed and sealed in behalf of said company. **RICHARD BACON** acknowledged said instrument to be the free act and deed of said company.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: May 7, 2024

EXHIBIT A

TRACT 1

Land in Davidson County, Tennessee, being Unit No. B1 of The 1865, a Condominium, and described in a Declaration of record in Instrument No. 20190314-0023483, and amended in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697 and Instrument No. 20191010-0104084, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as "Exhibit E" to said Declaration and By-Laws appended thereto as "Exhibit C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to The 1865 Condominiums, LLC, a Tennessee limited liability company, by Quitclaim Deed from Cottage Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20190312-0022631, in the Register's Office for Davidson County, Tennessee.

This is property commonly known as 610 21st Avenue North, Unit 1, Nashville, TN 37203.

TRACT 2

Land in Davidson County, Tennessee, being Unit the Clubhouse of The 1865, a Condominium, and described in a Declaration of record in Instrument No. 20190314-0023483, and amended in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697 and Instrument No. 20191010-0104084, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as "Exhibit E" to said Declaration and By-Laws appended thereto as "Exhibit C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to The 1865 Condominiums, LLC, a Tennessee limited liability company, by Quitclaim Deed from Cottage Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20190312-0022631, in the Register's Office for Davidson County, Tennessee.

This is property commonly known as 610 21st Avenue North, Unit 10, Nashville, TN 37203.

TRACT 3

Land in Davidson County, Tennessee, being Unit No. B2 of The 1865, a Condominium, and described in a Declaration of record in Instrument No. 20190314-0023483, and amended in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697 and Instrument No. 20191010-0104084, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as "Exhibit E" to said Declaration and By-Laws appended thereto as "Exhibit C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to The 1865 Condominiums, LLC, a Tennessee limited liability company, by Quitclaim Deed from Cottage Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20190312-0022631, in the Register's Office for Davidson County, Tennessee.

This is property commonly known as 610 21st Avenue North, Unit 15, Nashville, TN 37203.