Karen Johnson Davidson County
Batch# 797389 DEEDQC
01/31/2022 11:41:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220131-0010978

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 20th day of January, 2022.

Notary Public

My Commission Expires: _____

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

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Frances Street Investments, LLC 150 East 44th Street, Apt 22B New York, NY 10017	New Owner	Map and Parcel No.: 072-11-0L-006.00 081-03-0W-001.00 105-07-3R-002.00

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, **Michael A. Cochran, an unmarried man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Frances Street Investments, LLC, a Tennessee limited liablity compnay**, its heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1:
Land in Davidson County, Tennessee, Land in Davidson County, Tennessee, being Unit No. F, on the Plan of Ann Street Homes, a Horizontal Property Regime with Private Elements, shown as Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140729-0067240, in the Register's Office for Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael A. Cochran, an unmarried man by Quitclaim Deed from Frances Street Investments, LLC, a Tennessee limited liablity compnay, dated February 12, 2021, recorded March 26, 2021 and of record in Instrument No.20210326-0040046, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1511F Ann Street, Nashville, TN 37216**

Tract 2:
A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Cottages at 2112 14th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cottages at 2112 14th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20161014-0108627, 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 Michael A. Cochran, an unmarried man by Quitclaim Deed from Frances Street Investments, LLC, a Tennessee limited liablity compnay, dated February 12, 2021, recorded March 26, 2021 and of record in Instrument No.20210326-0040046, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **2112A 14th Avenue North, Nashville, TN 37208**

Tract 3:
A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 533 Moore Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 533 Moore Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20180206-0011839, 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 Michael A. Cochran, an unmarried man by Quitclaim Deed from Frances Street Investments, LLC, a Tennessee limited liablity compnay, dated February 12, 2021, recorded March 26, 2021 and of record in Instrument No.20210326-0040046, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **533B Moore Avenue, Nashville, TN 37203**

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 20th day of January, 2022.

Michael A. Cochran

STATE OF N.Y.)
COUNTY OF New York)

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

Witness my hand, at Office, this 20th day of January, 2022.

Notary Public

My Commission Expires: 9/26/23

MATTHEW EDEL
NOTARY PUBLIC STATE OF N.Y.
01ED6154758
QUALIFIED IN QUEENS COUNTY
MY COMMISSION EXPIRES 9/26/23