NEW OWNER:
61 B Cannon St, LLC
56 7th Ave, Suite 15H
New York, NY 10011-6672

THIS INSTRUMENT PREPARED BY:

Tressler & Associates, PLLC
Attorneys at Law
212 N Castle Heights Ave.
Lebanon, TN 37087

SEND TAX BILLS TO:
New Owner

File No. 21-508

Map/Parcel
093 16 0H 002.00

Karen Johnson Davidson County
Batch# 804655 DEEDQC
02/14/2022 09:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220214-0016500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Justin Tuinstra,** does hereby convey unto, **61 B Cannon Street, LLC, a Tennessee limited liability Company,** their successors and assigns, forever equally, all of right, title and interest in and to the following tract or parcel of land, in Davidson County, Tennessee, bounded and described as follows, to-wit:

"See Exhibit A"

WITNESS SIGNATURE(S) this 26 day of January, 2022.

Justin Tuinstra

STATE OF NEW YORK
COUNTY OF

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Justin Tuinstra**, 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 and official seal at office, this 27th day of January, 2022.

Notary Public

My commission expires: 03-19-2022

ERICA MICHELLE STAUNTON-WILLIAMS
NOTARY PUBLIC-STATE OF NEW YORK
No 01ST6372381
Qualified in Queens County
My Commission Expires 03-19-2022

****

The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 27th day of January, 2022.

Notary Public

My commission expires: 03-19-2022

ERICA MICHELLE STAUNTON-WILLIAMS
NOTARY PUBLIC-STATE OF NEW YORK
No 01ST6372381
Qualified in Queens County
My Commission Expires 03-19-2022

Exhibit A

Land in Davidson County, Tennessee, being Unit B of The Homes at 61 Cannon St. as shown in he Declaration of Covenants, Conditions and Restrictions for The Homes at 61 Cannon St., a Horizontal Property Regime with Private Elements of record in Instrument No. 20200320-0031078, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being further being a portion of the same property conveyed to Justin Tuinstra by Warranty Deed from Cream City Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211229-0171310, Register's Office for Davidson County, Tennessee, dated December 20, 2021.

Being also known as 61 Cannon Street, Unit B, Nashville, TN 37210.

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 January 27, 2022.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

