Karen Johnson Davidson County
Batch# 805429 DEEDQC
02/15/2022 10:57:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220215-0017382

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 14 day of February, 2022.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 20

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Tsali's Muse, LLC 1509 Westover Hills Blvd Richmond, VA 23225	New Owner	Map and Parcel No.: 093-11-0H-005.00

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, **Patricia Williams Rittling and Jonathan D. Rittling, wife and husband** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Tsali's Muse, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 206 of Muse, a Planned Unit Development, a Horizontal Property Regime with Private Elements, 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, as amended in Instrument No. 20211001-0132086, 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 Patricia Williams Rittling, and Jonathan D. Rittling, husband and wife by Warranty Deed from Muse Nashville, LLC, a Tennessee limited liability company, dated January 5, 2022 and recorded on January 12, 2022 in Instrument No. 20220112-0003842, in the Register's Office of Davidson County, Tennessee. In error, the Warranty Deed stated Patricia Williams Rittling and Jonathan D. Rittling, are husband and wife. It should have read: Patricia Williams Rittling and Jonathan D. Rittling, wife and husband.

This is improved property known as: **65 Lindsley Avenue Unit 206, 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 11 day of February, 2022.

Patricia Williams Rittling

Jonathan D. Rittling

Alta Mathur
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7613422
Com. Exp. Aug. 31, 2024

STATE OF Virginia)
COUNTY OF Richmond)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Williams Rittling** and **Jonathan D. Rittling**, 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 11th day of February, 2022.

Notary Public

My Commission Expires: 08/31/2024