Bk 36 D

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 11TH DAY OF FEBRUARY, 2022. .

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07, 2024

Karen Johnson Davidson County
Batch# 806342 DEEDQC
02/15/2022 02:14:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220215-0017550

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35581.PFD

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
12th and West Grove, LLC 3716 West End Avenue Nashville, TN 37205	SAME ADDRESS AS NEW OWNER	105-9-1-D-007 CO (Office No. 1) 105-9-1-D-008 CO (Office No. 2)

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, FMBC Investments, LLC, a Tennessee Limited Liability Company **("Grantor")**, by these presents, quitclaims, grants and conveys unto 12th and West Grove, LLC, a Tennessee limited liability company **("Grantee")**, its successors and/or assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, and being all of Office Nos. 1 and 2, 1820 12th Avenue South, a Horizontal Property Regime with Private Elements, according to survey and plat of same appearing as Exhibit B in Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20160425-0039894 and as amended in Instrument 20181211-0120593 and Instrument Number 20190123-0006584, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said units.

Being a portion of the same property conveyed to FMBC Investments, LLC, a Tennessee Limited Liability Company by General Warranty Deed from Towery Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150406-0030015, Register's Office for Davidson County, Tennessee, dated April 1, 2015 and recorded on April 01, 2015.

FOR INFORMATION PURPOSES ONLY
Property Address: 1820 12th Avenue South, Unit 101, Nashville, TN 37203 (Office No. 1) & 1820 12th Avenue South, Unit 103, Nashville, TN 37203 (Office No. 2).

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, the Grantor has caused its name to be signed hereto by its duly authorized officer(s) on this the 11th day of February, 2022.

FMBC Investments, LLC, a Tennessee limited liability company

By:_____
Print Name: Shawn Bailes
Title: Manager

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public of said County and State, personally appeared Shawn Bailes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager (or other officer authorized to execute the instrument) of FMBC Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and official seal this 11th day of February, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

