QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 813125 DEEDQC
03/01/2022 02:53:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220301-0023305

B-SH-21-2022A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Ewing Holdings, LLC, a Tennessee limit liability company	**New owner**	
(NAME) 407-1 Humphreys St. #1	(NAME)	**092-07-0R-001.00-CO**
(ADDRESS) Nashville TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TWO E'S DEVELOPMENT LLC, A TENNESSEE LIMIT LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EWING HOLDINGS, LLC, A TENNESSEE LIMIT LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A as established in Declaration of Covenants, Conditions, and Restrictions for Herman Street Townhomes, a horizontal property regime with private elements of record in Instrument No. 20201021-0122453,in the Register's Office for Davidson County, Tennessee with plat attached as Exhibit A-1, to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to David L. Manis and Joe Groves, as Tenants in common by Warranty deed from Deborah A. Ellison, unmarried of record in Instrument No. 20190528-0050026 Register's Office for Davidson County, Tennessee, dated May 24, 2019 and recorded on May 28, 2019.

Being a portion of the same property conveyed to Two E's Development LLC, a Tennessee limitd liability company by Warranty deed from David L. Manis, married and Joe Groves, married of record in Instrument No. 20200701-0071564 Register's Office for Davidson County, Tennessee, dated June 29, 2020 and recorded on July 01, 2020.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2022A Herman Street, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 1st day of March, 2022.

Two E's Development LLC, a Tennessee limit liability company

BY: _____
Anthony Ewing
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Ewing, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the President of Two E's Development LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of March, 2022.

_____
Notary Public

My Commission Expires:

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212