QUITCLAIM DEED

GINA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

B-CSB-22-1610A

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox (GE)

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Febr., 2022

Notary Public

MY COMMISSION EXPIRES: 4-27-22
(AFFIX SEAL)

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)
Denis Deck	**New Owner**	
(NAME) **1610 A 6th Ave N**	(NAME)	**082-05-3C-001.00-CO**
(ADDRESS) **Nashville, TN 37208**	(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, **BENNU BUSINESS HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENIS DECK, UNMARRIED** 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 A of 6th Avenue North Nashville of Sixteen-Ten Sixth Avenue North, Town Homes a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for 1610 6th Avenue North Nashville. Town Homes, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20200611-0060128, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Bennu Business Holdings, LLC, a Tennessee limited liability company by Warranty deed from Diane D. Long, married of record in Instrument No. 20190828-0086702 Register's Office for Davidson County, Tennessee, dated August 27, 2019 and recorded on August 28, 2019.

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: **1610 A 6th Avenue North, Nashville, Tennessee 37208**.

Karen Johnson Davidson County
Batch# 816985 **DEEDQC**
03/08/2022 08:18:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220308-0025915

Witness my/our hand(s) this the 28th day of February, 2022.

Bennu Business Holdings, LLC, a Tennessee limited liability company

Denis Deck, Sole Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Denis Deck, 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 Sole Member of Bennu Business Holdings, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness ~~my~~ hand and official seal, this the 28th day of February, 2022.

Notary ~~Public~~
My Commission Expires: 4/27/22

GINA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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