Prepared by:
Grantee- Michael S. Allwine, Trustee
P. O. Box 24622
Little Rock, AR 72223

Karen Johnson Davidson County
Batch# 822435 DEEDQC
03/15/2022 10:19:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220315-0029937

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration the receipt of which is hereby acknowledged, the undersigned **Michael Stephen Allwine,** hereinafter called the **Grantor,** does hereby grant, convey and quitclaim unto **Michael S. Allwine**, as Trustee of the **Michael S. Allwine Revocable Trust Declaration**, under trust agreement dated December 4, 2015, as amended and restated on February 8, 2022, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being land in Davidson County, Tennessee, being Unit No. 316, of Ludlow Flats, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendment to Declaration recorded as Instrument No. 20201208-0142244; Second Amendment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendment to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244 of the Declaration of Ludlow Flats and certain parking space number 30.

Being a portion of the same property conveyed to Lflats, LLC, a Tennessee limited liability company by Warranty deed from Cottage Partners LLC, a Tennessee limited liability company of record in Instrument No. 20180119-0005677 Register's Office for Davidson County, Tennessee, dated January 08, 2018 and recorded on January 19, 2018.

Being a portion of the same property conveyed to Lflats, LLC, a Tennessee limited liability company by Quitclaim deed from Lflats, LLC, a Tennessee limited liability company of record in Instrument No. 20181029-0106847 Register's Office for Davidson County, Tennessee, dated October 25, 2018 and recorded on October 29, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, as amended, and to applicable easements, conditions, assessments and restrictions therein, applicable rights of others, and Property Taxes for the current year.

This is improved property, known as: 1125 10th Avenue N, Unit #316, Nashville, TN 37208.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Michael S. Allwine, Trustee P. O. Box 24622 Little Rock, AR 72223	new owner	81-16-2B-316.00C0

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out.

WITNESS my hand and seal, this 8th day February, 2022.

MICHAEL STEPHEN ALLWINE

STATE OF ARKANSAS)
) **ss** **ACKNOWLEDGMENT**
COUNTY OF PULASKI)

On the 8th day February, 2022, personally appeared before me, the undersigned Notary Public, **MICHAEL STEPHEN ALLWINE**, and acknowledged that he had executed the foregoing Quitclaim Deed in the capacity and for the purposes and consideration therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

STATE OF NOTARY PUBLIC ARKANSAS
ELFIE ROBERTS
MY COMMISSION # 12372914
EXPIRES: October 9, 2029
Pulaski County

Notary Public

My commission expires:

STATE OF ARKANSAS)
)
COUNTY OF PULASKI)

The undersigned declares under oath that no consideration or value, whichever is greater, was given for this transfer.

Affiant

Sworn and subscribed before me on this 8th day February, 2022.

Notary Public

My commission expires:

STATE OF NOTARY PUBLIC ARKANSAS
ELFIE ROBERTS
MY COMMISSION # 12372914
EXPIRES: October 9, 2029
Pulaski County