QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 830067 DEEDQC
03/28/2022 03:03:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220328-0035718

O-FB-22-1608

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 23rd DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 04/03/2024 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Jessica Samborski	**New Owner**	
(NAME)	(NAME)	**081-11-0-112.00**
1518 19th St Apt D		
(ADDRESS)	(ADDRESS)	
Santa Monica, CA, 90404		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FIX AND FLIP NASH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JESSICA SAMBORSKI,** hereinafter called the Grantee, her 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 Lot No. 128 on the Plan of S. A. Champion's Subdivision of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **FIX AND FLIP NASH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** by **WARRANTY DEED** from **JAMES R. CHERRY AND ANN M. CHERRY,** of record in **Instrument No. 20210518-0066762**, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantee. 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: **1608 23rd Ave, Nashville, Tennessee 37208**.

Witness our hands this the 1 day of March, 2022.

FIX AND FLIP NASH, LLC

Jessica Samborski
Member

Joshua Hein
Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of March 2022, before me personally appeared **Jessica Samborski,** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument as Member of **FIX AND FLIP NASH, LLC, a Tennessee Limited Liability Company,** the within named bargainor, for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of March, 2022.

Stacey Denson Palmer
Notary Public

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 5/10/2023
DAVIDSON COUNTY

My Commission Expires:

STATE OF Tenessee
COUNTY OF Davidson

On this the ~~21~~ 1st (GL) day of March 2022, before me personally appeared **Joshua Hein,** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as Member of **FIX AND FLIP NASH, LLC, a Tennessee Limited Liability Company,** the within named bargainor, for the purpose therein contained.

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

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023