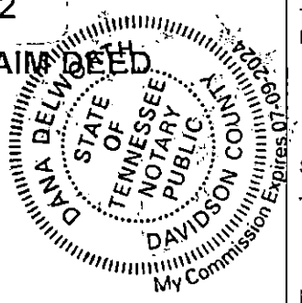
Karen Johnson Davidson County
Batch# 851358 DEEDQC
05/05/2022 12:15:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220505-0052062

QUITCLAIM DEED



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 3rd DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

BS-HBG-22-3109-AB

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)
Curtis Street SPV, LLC, a Tennessee Limited Liability Company	New Owner	
(NAME)	(NAME)	**070 094 4C 001.00CO; 070 09 4C 002.00CO**
300 Montvue Road,		
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37919		
(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, **HBG HOLDINGS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CURTIS STREET SPV, LLC, A TENNESSEE LIMITED 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A & B of THIRTYONEHUNDREDNINE Curtis Street II , a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing , THIRTYONEHUNDREDNINE Curtis Street II, a Horizontal Property Regime, of record in Instrument No. 20220308-0026031, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to HBG Holdings, LLC, by Warranty Deed from Tequita Patrick, of record in Instrument No. 20210804-0104977, in the Register's Office of Davidson County, Tennessee, dated July 29, 2021 and recorded on August 4, 2021.

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: **3109 Curtis Street, Units A & B, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 29 day of April, 20 22

HBG Holdings, LLC

BY: _____

Brandon Cobb
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON COBB, 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 MANAGER of HBG HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29 of April, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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