Karen Johnson Davidson County
Batch# 853249 DEEDQC
05/10/2022 03:24:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220510-0053492

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration for this transfer is: $-0-. Marley Baltz Affiant Subscribed and sworn to before me, this 9th day of May, 2022. Notary Public My Commission Expires:

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Feb. 28, 2026

QUITCLAIM DEED

Address New Owner: 3135 Parthenon Ave, LLC 2206 21st Ave S Nashville, TN 37212-4900	Send Tax Bills To: New Owner	Tax Information: 104-2-1L-1 and 104-2-1L-2

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **William A. Trapp, married and Boulevard Nashville, LLC, a Tennessee Limited Liability Company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **3135 Parthenon Ave, LLC, a Tennessee Limited Liability Company,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A and B on the Plan of 3135 Parthenon Avenue Townhomes, a Horizontal Property Regime with Private Elements as shown on Exhibit "B" of 3135 Parthenon Avenue, of record in Instrument No. 20160907-0093855 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 William A. Trapp, married and Boulevard Nashville, LLC, a Tennessee Limited Liability Company by Warranty Deed from William A. Trapp, recorded on February 1, 2022 in Instrument No. 20220201-0011483.

This is unimproved property known as 3135 Parthenon Avenue, Nashville, TN 37203.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2022.

William A. Trapp

Boulevard Nashville, LLC

By Clayton B. Tate, Chief Operating Manager

STATE OF ALABAMA)

COUNTY OF LAUDERDALE)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named William A. Trapp, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of May 2022.

BRADLEY MICHAEL BEASLEY
Notary Public
Alabama State at Large

Notary Public
My Commission Expires: 11/19/2024

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Clayton B. Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Operating Manager (or other officer authorized to execute the instrument) Boulevard Nashville, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 9th day of May, 2022.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026