QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 853356 DEEDQC
05/11/2022 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220511-0053633

File #22-KA-0210-213

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 29th DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
213 Lofts LLC	**Same as New Owner**	
(NAME)	(NAME)	
9283 Fordham Drive		**104022K21300CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **JEFFRY E. HELLMAN AND AMANDA S. HELLMAN, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **213 LOFTS 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 condominium located in Davidson County, Tennessee, being Unit No. 213 of The Lofts at 30th, 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 Lofts at 30th, of record in Instrument Number 20211208-0162910, as amended in First Amendment to Declaration in Instrument Number 20211221-0168471, as further amended in Second Amendment to Declaration in Instrument No. 20220411-0041810, as further amended in Third Amendment to Declaration Instrument No. 20220414-0043523, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration 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; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to Jeffry E. Hellman and Amanda S. Hellman by Special Warranty Deed from 30th Core, LLC, a Tennessee limited liability company, of record in Instrument No. 202205110053631, in the Register's Office for Davidson County, Tennessee.

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 ____ **unimproved** __X__ **improved** property known as: 210 30th Avenue N, #213, Nashville, TN 37203.

Witness my/our hand(s) this the 29th day of April, 2022.

Jeffry E. Hellman

Amanda S. Hellman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2022, before me personally appeared Jeffry E. Hellman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2022.

Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2022, before me personally appeared Amanda S. Hellman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2022.

Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
213 Lofts LLC
9283 Fordham Drive
Brentwood, TN 37027

True Copy Certification

I, **Kaz Arbogast,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 28th day of April, 2022.

Affiant Signature
Date 04/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

