Karen Johnson Davidson County
Batch# 863219 DEEDQC
05/26/2022 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220526-0061511

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Purpurina Properties LLC 3408 Lealand Lane Nashville, TN 37204	New owner	105-13-0B-002.00-CO 105-13-0B-001.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hayden Jaques AKA Hayden Cotting Jaques and Colby Jaques AKA Colby Chapin Jaques, husband and wife**, by these presents do hereby quitclaim and convey unto, **Purpurina Properties, LLC, a Tennessee Limited Liability Company**, its successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Property 1 (105-13-0B-002.00-CO):

A certain condominium unit in Davidson County. Tennessee, being Unit No. A on the Plan of 2207 Townhomes, a Horizontal Property Regime, created under Title 66, Section 17-101, et seq., as amended, and as established by a Master Deed and By-Laws of record as Instrument No. 20050208-0014709 in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth In said Master Deed. Reference is hereby made to the Plat of 2207 Townhomes Condominiums as shown on Exhibit "A" to said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Virginia K. Griffith, Trustee of the Virginia K. Griffith Revocable Trust and U/A/D November 11, 2011 by Warranty deed from Michael R. Kuffner, a married man of record in Instrument No. 20150529-0049510 Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on May 29, 2015.

Being the same property conveyed to Hayden Cotting Jaques and Colby Chapin Jaques, husband and wife by Warranty Deed from Virginia K. Griffith, Trustee of the Virginia K. Griffith Revocable Trust u/a/d November 11, 2011, of record in Instrument No. 20210125-0010519, Register's Office for Davidson County, Tennessee, dated January 22, 2021 and recorded on January 25, 2021.

Being also known as 2207 A 10th Avenue South, Nashville, Tennessee 37204.

Property 2 (105-13-0B-001.00-CO):

Land in Davidson County, Tennessee, being Unit No. B of 2207 Townhomes, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20050208-0014709, as amended in Instrument No. 20151002-0100734, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Planned Unit Development.

Being the same property conveyed to Won Jae Huh and Jee Yoon Kim, husband and wife by General Warranty deed from Mary V. Shasteen of record in Instrument No. 20160802-0079618 Register's Office for Davidson County, Tennessee, dated August 01, 2016 and recorded on August 02, 2016.

Being the same property conveyed to Hayden Jaques and Colby Jaques, husband and wife by Warranty Deed from Won Jae Huh and Jee Yoon Kim, husband and wife, of record in Instrument No. 20210722-0098813, Register's Office for Davidson County, Tennessee, dated July 19, 2021 and recorded on July 22, 2021.

Being also known as 2207B 10th Avenue South, Nashville, Tennessee 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 6th day of May, 2022.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH MY COMM. EXPIRES STATE OF TENNESSEE NOTARY PUBLIC 07/13/2024 COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6th day of May, 2022.

Hayden Jaques AKA Hayden Cotting Jaques

Colby Jaques AKA Colby Chapin Jaques

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Hayden Jaques AKA Hayden Cotting Jaques and Colby Jaques AKA Colby Chapin Jaques**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of May, 2022.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH MY COMM. EXPIRES STATE OF TENNESSEE NOTARY PUBLIC 07/13/2024 COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 05/24/2022 ____ (date of document).

Affiant Signature

05/24/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025