QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 867634 DEEDQC
06/06/2022 11:53:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220606-0064708

File #22-0027-DB

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 6 DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

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)
29 North Hill Partners, LP	**Same as New Owner**	
(NAME)	(NAME)	**105-04-0T-001-00-CO**
PO Box 160242		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **CENTRAL COAST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **29 NORTH HILL PARTNERS, LP** 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:

Land in Davidson County, Tennessee, being Unit A of Twentynine North Hill Street, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20201230-0154847, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Central Coast Properties, LLC by Warranty deed from GMAT Holdings, Gp of record in Instrument No. 20200717-0078655 Register's Office for Davidson County, Tennessee, dated July 06, 2020 and recorded on July 17, 2020. as Scrivener's Affidavit recorded on September 01, 2020 and record in Instrument No. 20200901-0099526

Being a portion of the same property conveyed to Central Coast Properties, LLC, A Tennessee Limited Liability Company by Quitclaim deed from GMAT Holdings, GP, a Tennessee General Partnership and Central Coast Properties, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20201030-0127164 Register's Office for Davidson County, Tennessee, dated October 27, 2020 and recorded on October 30, 2020.

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: 27 N Hill St, Nashville, TN 37210.

Witness my/our hand(s) this the 6 day of June, 2022.

CENTRAL COAST PROPERTIES, LLC

Matthew Hagerty, Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. Loy Carney of the state and county mentioned, personally appeared Matthew Hagerty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member Manager of Central Coast Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Matthew Hagerty as such Member Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member Manager.

Witness my hand, at office, this 6 day of June, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Ln, Ste 101
Nashville, TN 37204