Karen Johnson Davidson County
Batch# 875977 DEEDQC
06/22/2022 03:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220622-0071437

Name and Address of New Owner and
Send Tax Bills To:
30th Avenue North, LLC
428 Pearre Springs Way
Franklin, TN 37064

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road #204
Ashland City, TN 37015

Map & Parcel No: 104-02-2K-200.00-CO

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ruth M. Picha and Joseph P. Picha, wife and husband,** "the Grantors," convey and quitclaim unto **30th Avenue North, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 200 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 No. 20211208-0162910, as amended in First Amendment to Declaration in Instrument No. 20211221-0168471, as further amended in Second Amendment to Declaration in Instrument No. 20220411-0041810, as further amended in Third Amendment to Declaration in Instrument No. 20220414-0043523, 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 Ruth M. Picha and Joseph P. Picha, a married couple, by Special Warranty Deed from 30th Core, LLC, a Tennessee Limited Liability Company, dated May 12, 2022 and recorded May 19, 2022 as Instrument No. 20220519-0058129, Register's Office for Davidson County, Tennessee.

Being also known as 210 30th Avenue North, #200, Nashville, Tennessee 37203.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

**GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 9th day of June, 2022.

Ruth M. Picha

Joseph P. Picha

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of June, 2022, before me personally appeared Ruth M. Picha and Joseph P. Picha, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand this 9th day of June , 2022.

Notary Signature

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 05-21-2025

# AFFIDAVIT OF VALUE

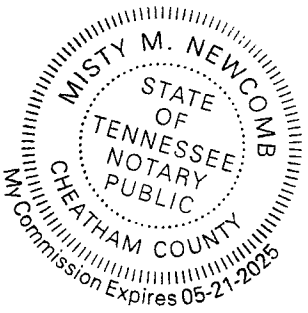
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this 9th day of June, 2022.

Notary Signature



**Tennessee Certification of Electronic Document**

I, Misty M Newcomb, 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 June 9 2022 (date of document).

Affiant Signature

6/8/22
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 9 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/8/25

NOTARY'S SEAL

