QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 876205 DEEDQC
06/23/2022 11:10:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220623-0071707

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES: 05/18/2025
(AFFIX SEAL)

ALEX HULSHOF NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED by Dennis Hudson

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Avery 304 LLC	**NEW OWNER**	
(NAME) 1079 Annecy Parkway		
(ADDRESS) **Nolensville, TN, 37135**		061030E30600CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

NO TITLE SEARCH PERFORMED. INFORMATION FURNISHED BY THE PARTIES.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **DENNIS RAY HUDSON**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **AVERY 304 LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

Being all of Unit 305, of The Avery Nashville, a Condominium, established by the Declaration of record in Instrument No. 20220413-0042766 and plan of record in Lot 28 Plat Book 1424, Page 85, amended in Book 9595, Page 352, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being part of the same property conveyed to The Eagle Nashville LLC, a Illinois limited liability company by Warranty Deed from 1100 Inglewood Partners, LLC, a Tennessee limited liability company, dated 06/14/2019, of record in Instrument 20190614-0057501, Register's Office for Davidson County, Tennessee.
CURRENT SOURCE OF TITLE: 20220519-0058015
Improved property being also known as 4810 Gallatin Pike, Unit 305, Nashville, Tennessee 37216.

Witness my/our hand (s) this the 23 day of JUNE, 2022.

Dennis Ray Hudson

STATE OF Tennessee

COUNTY OF Rutherford

On this 23rd day of June, 2022, before me personally appeared **Dennis Ray Hudson** to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of June, 2022.

Notary Public
My Commission Expires: 05/18/2025

ALEX HULSHOF NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY