This instrument was prepared from information supplied by the parties without counsel or advice of legal consequences or tax related matters. No title examination or settlement has been performed and Logos Realty Closing Services, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel.

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: Logos Realty Closing Services, Inc. 301 S Perimeter Park Dr., Ste. 214 Nashville, TN 37211	Karen Johnson Davidson County Batch# 877744 DEEDQC 06/24/2022 02:16:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20220624-0072634	
Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
DY Properties II, LLC	NEW OWNER	092 07 0B 02.00 CO
P. O. Box 1283 Antioch, TN 37011-1283		

FOR AND IN CONSIDERATION OF the sum of Zero Dollar ($0.00) and other good and valuable consideration **CHARLES PROPERTIES, LLC,** hereinafter called "Grantor", does hereby transfer and convey unto **DY PROPERTIES II, LLC** hereinafter called "Grantee", its successors and assigns, all of their right, title, and interest in and to the following described property in DAVIDSON County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, as depicted in Exhibit "A" of the Declaration of Covenants, Conditions, Restrictions and Easements for 19th Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20081223-0122270, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more full and complete description of the property

Being the same property conveyed to DY Properties II, LLC, a Tennessee limited liability company, by Warranty Deed from Howard Price and Josephine Dorothy Roper and Ruth Price, of record on July 30, 2007, at Instrument No. 20070730-0089943, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Properties, LLC by deed from DY Properties II, LLC, of record as Instrument No. 20220124-0008788 dated 12/28/2021, said Register's Office.

This is property commonly known as 911 19th Ave N, Unit B, Nashville, TN 37208

Executed by my hand, this 8th Day of June, 2022

CHARLES PROPERTIES, LLC

By DeRon Jenkins, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June 2022, before me, Maxine J. Rucker a Notary Public for the above State and County, personally appeared DeRon Jenkins as Member of Charles Properties, LLC to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 8th Day of June 2022.

NOTARY PUBLIC SEAL

My Commission Expires: _____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Subscribed and sworn to before me, this the 8th day of June 2022

Notary Public

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 6-8-22

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 6-8-22
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 6-8-22

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

