QUITCLAIM DEED

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 27th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025

(AFFIX SEAL)

BRITTANY LEA STEWART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-3-2025

JM-QCD-22-4810-302

Karen Johnson Davidson County
Batch# 883051 DEEDQC
07/01/2022 02:41:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220701-0076870

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Shelby Properties, LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME) **1414 Oakland Acres Dr.,**	(NAME)	**061-03-0E-304.00-CO**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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, **ASHLEY CHANEL DERRINGTON, A SINGLE PERSON, AND DEBBIE GAIL DERRINGTON, A SINGLE PERSON AND SHELBY RENEE LARKIN-REID, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY SHELBY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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:

Property situated in Davidson County, TN:

Unit 304, of the The Avery Nashville, a Condominium, as established in Master Deed of record at Instrument No. 20220413-0042766, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion 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 of record in Instrument No. 20190614-0057501 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 14, 2019.

Being a portion of the same property conveyed to The Eagle Nashville LLC, a Illinois Limited Liability Company by QuitClaim deed from 1100 Inglewood Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190614-0057502 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 14, 2019.

Further being the same property conveyed to Ashley Chanel Derrington, a single person, and Debbie Gail Derrington, a single person, and Shelby Renee Larkin-Reid, a married person by Special Warranty Deed from The Eagle Nashville LLC, an Illinois limited liability company of record in Instrument No. 20220614-0067334, Register's Office for Davidson County, Tennessee, dated May 16th, 2022 and recorded on June 14th, 2022.

The subject property was not the marital residence of the grantors.

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 **improved** property known as: **4810 Gallatin Pike #302, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 27 day of June, 2022.

Ashley Chanel Derrington

Debbie Gail Derrington

Shelby Renee Larkin-Reid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY CHANEL DERRINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBBIE GAIL DERRINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELBY RENEE LARKIN-REID, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206