Karen Johnson Davidson County
Batch# 893321 DEEDQC
07/25/2022 01:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220725-0084798

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

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

Rachel Mitra
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2022.

Rebecca G Burkhart
Notary Public

MY COMMISSION EXPIRES: 5-26-2024

(AFFIX SEAL)

REBECCA G. BURKHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Avery Owner 305 LLC	**NEW OWNER**	
(NAME) **4810 Gallatin Pike, Unit 305**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37216**	(ADDRESS)	061030E30100CO
(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, **THE EAGLE NASHVILLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **AVERY OWNER 305 LLC, AN ILLINOIS 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 301, 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, an 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.

Being part of the same property conveyed to The Eagle Nashville LLC, an Illinois limited liability company by Quit Claim Deed from 1100 Inglewood Partners, LLC, a Tennessee limited liability company, dated 06/14/2019, of record in Instrument 20190614-0057502, Register's Office for Davidson County, Tennessee.

Improved property being also known as 4810 Gallatin Pike, Unit 305, Nashville, Tennessee 37216.

Witness my/our hand (s) this the 22 day of July, 2022.

The Eagle Nashville LLC

By: _____
Name: Edward Tunney
Title: Manager

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me Daniel Scarborough, a Notary Public, Edward Tunney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he is a Manager of The Eagle Nashville LLC, an Illinois limited liability company, and that he is authorized to execute the within instrument on its behalf, and acknowledged that he executed the within instrument, on behalf of The Eagle Nashville LLC for the purposes therein contained.

Witness my hand and official seal, this the 22 day of July, 2022.

_____
Notary Public
My Commission Expires:
4/31/26

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 July 22, 2022.

Affiant
Date: July 22, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of July 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON