THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Adam J. Rothberg Affiant Subscribed and sworn to before me, this 15th day of August, 2022. Notary Public My Commission Expires: 5/7/24

RYAN DIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson Davidson County
Batch# 904112 DEEDQC
08/16/2022 11:59:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220816-0092773

QUITCLAIM DEED

Address New Owner: **A&J Westport Landing 104, LLC** 2000 Glen Echo Road, Suite 208 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 143-01-0C-004.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Adam J. Rothberg, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **A&J Westport Landing 104 LLC, a Tennessee Limited Liability Company**, its heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Number 104 on the Plan of First Revision Horizontal Property Regime, Common Element Plat, West Port Landing Condominiums, as of record in Plat Instrument No. 20040310-0027295, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of the West Port Landing Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20031031-0160421 and amendment of master deed record in Instrument No. 20041201-0143197.

Being the same property conveyed to Adam J. Rothberg, married by Warranty Deed from Daniel Shelton, married, dated August 1, 2022 and recorded on August 3, 2022 in Instrument No. 20220803-0088460, in the Register's Office of Davidson County, Tennessee.
This property was not a marital residence of the Grantor.

This is improved property known as: **6952 Highway 70 S #104, Nashville, TN 37221.**

Grantor covenants that he is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2022.

Adam J. Rothberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Adam J. Rothberg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 15th day of August, 2022.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024