QUITCLAIM DEED
COMMON ELEMENTS

Karen Johnson Davidson County
Batch# 918800 DEEDQC
09/19/2022 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220919-0104306

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 19 DAY OF Sept., 2022.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lofts at 30th Condominium Association, Inc.	**Same**	
(NAME)	(NAME)	
PO Box 90048		**104022K90000CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **30TH CORE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **LOFTS AT 30TH CONDOMINIUM ASSOCIATION, INC., A TENNESSEE NONPROFIT CORPORATION,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, THAT CERTAIN TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

COMMON ELEMENTS OF THE LOFTS AT 30TH, A CONDOMINIUM DEVELOPMENT AS SHOWN IN DECLARATION OF LOFTS AT 30TH, OF RECORD IN INSTRUMENT NUMBER 20211208-0162910, AS AMENDED IN FIRST AMENDMENT TO DECLARATION IN INSTRUMENT NUMBER 20211221-0168471, AS FURTHER AMENDED IN SECOND AMENDMENT TO DECLARATION IN INSTRUMENT NO. 20220411-0041810, AS FURTHER AMENDED IN THIRD AMENDMENT TO DECLARATION INSTRUMENT NO. 20220414-0043523, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID COMMON ELEMENTS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO 30TH CORE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM 191 CHARTER PLACE INVESTORS, LLC (FORMERLY KNOWN AS 30TH AVENUE, LLC); AND CHARTER LOGISTICS CENTER, LLC (FORMERLY KNOWN AS LOFTS AT THIRTIETH, LLC); OF RECORD IN INSTRUMENT NO. 20211108-0148686, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 5, 2021 AND RECORDED ON NOVEMBER 8, 2021.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO 30TH CORE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM 191 CHARTER PLACE INVESTORS, LLC (FORMERLY KNOWN AS 30TH AVENUE, LLC); AND CHARTER LOGISTICS CENTER, LLC (FORMERLY KNOWN AS LOFTS AT THIRTIETH, LLC); OF RECORD IN INSTRUMENT NO. 20211108-0148687, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 5, 2021 AND RECORDED ON NOVEMBER 8, 2021.

THIS CONVEYANCE IS SOLELY FOR THE PURPOSE OF CONVEYING ANY INTEREST THAT DEVELOPER MAY HAVE IN THE SUBJECT PROPERTY

Witness my hand this the 19 day of SEPT., 2022.

30TH CORE, LLC

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me personally appeared LOY CARNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be AUTHORIZED AGENT of 30TH CORE, LLC, the within named bargainor, a Tennessee limited liability company, and that such LOY CARNEY as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee limited liability company as AUTHORIZED AGENT.

Witness my hand and seal this 19th day of September, 2022.

_____
Notary Public

My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Carney Title, LLC
400 Overbeck Ln, Ste 101
Nashville, TN 37204

True Copy Certification

I, **Megan Paulus,** do hereby make 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 this the 19th day of September, 2022.

Affiant Signature
Date 09/19/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19th day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025