Karen Johnson Davidson County
Batch# 920621 DEEDQC
09/23/2022 08:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220923-0105632

THIS INSTRUMENT PREPARED BY:

X-0242
Box #14

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
36th Avenue North Townhouse Association 400 36th Ave North Nashville, TN 37209	New Owner	092093E90000CO

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar paid by **36th Avenue North Townhouse Association, a Tennessee not-for-profit corporation** ("**Grantee**"), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carbine & Associates, LLC, a Tennessee limited liability company** ("**Grantor**"), does hereby transfer and quitclaim unto Grantee all of Grantor's interests in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING all of the common and limited common elements shown on the Plat for 36th Avenue North, a Horizontal Property Regime with Private Elements, attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170427-0041368, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.
>
> BEING part of the same property conveyed to Carbine & Associates, LLC, from Green Light Real Estate Development, LLC, by Warranty Deed, of record in Instrument No. 20170314-0024890, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of September, 2022.

Carbine & Associates, LLC,
a Tennessee limited liability company

By: _____
James R. Carbine, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned Notary Public of the State and County aforesaid, personally appeared James R. Carbine, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Carbine & Associates, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of September, 2022.

Jessica D. Puckett
Notary Public
My Commission Expires: Sept 8th 2025

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 12th day of September, 2022.

Jessica D. Puckett
Notary Public
My Commission Expires: Sept 8th 2025

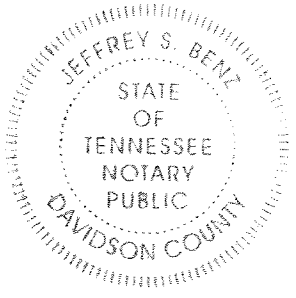
JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 September 22, 2022.

Mike Boyd
Date: September 22, 2022

State of Tennessee
County of Davidson

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



Notary Public
My commission expires: July 3 2023