QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 924815 DEEDQC
10/03/2022 03:30:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221003-0109077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF SEPTEMBER, 2022.

SETH CLINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 3/7/2023

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
ANTHONY J. RIER **KEVIN R. RIER** (NAME)	**NEW OWNER** (NAME)	**105020L00100CO**
933 South Street **Nashville, Tennessee 37203-4733** (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 27th day of September, 2022, the undersigned, **MASON NASH WEST END, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **ANTHONY J. RIER, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST, AND KEVIN RAY RIER, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST,** (hereinafter collectively called the "Grantee"), and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON COUNTY, TENNESSEE** having an address of **933 SOUTH STREET, NASHVILLE, TENNESSEE 37203-4733** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A on Exhibit "C" of Declaration of Covenants, Conditions, and Restrictions for Eclaire Estates Homeowners' Association of record in Instrument No. 20160205-0011373, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mason Nash West End, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Anthony J. Rier, a Single Man, and Kevin Ray Rier, a Single Man, dated the 28th day of December, 2021, and recorded on the 18th day of January, 2022, as Instrument Number 20220118-0006821, of record in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 933 South Street, Nashville, Tennessee 37203-4722.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 27th day of September, 2022.

GRANTOR: MASON NASH WEST END, LLC

BY: ANTHONY J. RIER
TITLE: AUTHORIZED SIGNER FOR LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **ANTHONY J. RIER** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Signer for the Grantor identified as **MASON NASH WEST END, LLC** (the "LLC"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the LLC, the within named **GRANTOR**, and that they, in such capacity as Authorized Signer, executed the foregoing instrument for the purposes contained therein.

WITNESS my hand, at office, on this 27th day of September, 2022.

Notary Public

March 7, 2023
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY