PEYTON FLAKE
Notary Public - State of New York
NO. 01FL6415620
Qualified in Kings County
My Commission Expires Mar 22, 2025

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 928659 **DEEDQC**
10/12/2022 11:17:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221012-0111864

B-TT-22-1102

STATE OF ~~TENNESSEE~~ ~~[illegible]~~ New York
COUNTY OF ~~DAVIDSON~~ Kings

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: March 22nd, 2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1102 Buchanan QOF, GP	**NEW OWNER**	
(NAME)	(NAME)	
1102 Buchanan Street,		**081-07-4W-001.00-CO AND 081-07-4W-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **1102 BUCHANAN, LLC,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **1102 BUCHANAN QOF, GP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Nos. A and B, of The Residences at 1102 Buchanan, a Horizontal Property Regime with Private Elements, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200413-0038058, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 1102 Buchanan, LLC by Warranty deed from James Bernard, Emily Bernard, and Warren Alfred Bernard of record in Instrument No. 20161013-0108448 Register's Office for Davidson County, Tennessee, dated September 27, 2016 and recorded on October 13, 2016.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1102 Buchanan Street, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 7th day of October, 2022.

By: 1102 Buchanan LLC

By: Warren Bernard
Its: Manager

STATE OF New York
COUNTY OF Kings

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Warren Bernard, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of 1102 Buchanan LLC, the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of October, 2022.

Notary Public

My Commission Expires: March 22nd, 2025

PEYTON FLAKE
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NO. 01FL6415620
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212