Karen Johnson Davidson County
Batch# 948036 DEEDQC
12/05/2022 02:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221205-0126909

QUITCLAIM DEED	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 5th day of December, 2022. Notary Public My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner as:	Tax Bill To:	Map / Parcel
Primo Downtown, LLC **6666 Brookmont Terrace** **#903** **Nashville, TN 37205**	New Owner	**093 06 1F 100.00** **093 06 1F 004.00** **093 06 1F 002.00**

This instrument prepared by: Notestine Law Firm, Presidents at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Primo Holdings, GP, a Tennessee General Partnership** (hereinafter referred to as the "Grantor") does hereby quitclaim and convey unto **Primo Downtown, LLC, A Tennessee Limited Liability Company,** (hereinafter referred to as the "Grantee"), all of its undivided interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Units CU-1, CU-2, and CU-4, together with the appurtenant interest in the common elements of Ambrose

Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20051013-0123772, as amended in Instrument No. 20060302-0024168, Instrument No. 20061030-0134166, Instrument No. 20080507-0047250, Instrument No. 20131104-0114343, and in Instrument No. 20140530-0046585, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Plat attached as "Attachment 3" to the aforesaid Third Amendment to Master Deed of record in Instrument No. 20080507-0047250, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Primo Holdings, GP, a Tennessee General Partnership, by Warranty Deed from Rhinestones and Rattlesnakes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221026-0116021 said Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 162 4th Avenue N, Unit Nos. CU-1, CU-2, and CU-4, Nashville, Tennessee 37219.

This is the same legal description found in the last Instrument of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 5th day of December, 2022.

GRANTOR:

Primo Holdings, GP, a Tennessee General Partnership

By: _____

Price Karr, General Partner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Price Karr, General Partner for Primo Holdings, GP, a Tennessee General Partnership,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **General Partner for Primo Holdings, GP, a Tennessee General Partnership,** and as such **General Partner,** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Primo Holdings, GP, a Tennessee General Partnership,** the within named bargainor, and that he as such **General Partner,** executed the foregoing instrument for the purpose therein contained, by signing the name **Price Karr, as General Partner.**

WITNESS my hand and official seal at Nashville Tennessee, this 5th day of December 2022.

Sarah E. Jones
Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Robert J. Notestine III, do herby 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 12/05/2022.

AFFIANT SIGNATURE

12/05/2022
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 5th day of December, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY