Karen Johnson Davidson County
Batch# 961164 DEEDQC
01/13/2023 01:55:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230113-0003104

QUITCLAIM DEED

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 6th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: March 7, 2023

(AFFIX SEAL)

This Instrument Prepared By:
Seth Cline, Collins Legal, PLC
4101 Charlotte Ave, Suite 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)
6 MIDDLETON LLC (NAME)	**NEW OWNER** (NAME)	**093110C03700CO**
800 19TH AVENUE SOUTH, UNIT 2021 NASHVILLE, TENNESSEE 37203 (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 6th day of January, 2023, the undersigned, **TF UNIT 1, LLC, A NEW YORK LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **6 MIDDLETON LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter 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 the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **6 MIDDLETON STREET, NASHVILLE, TENNESSEE 37210** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 37, as shown on the map entitled Rutledge House Condominium, of record in Plat Book 6200, page 318 and amended in Book 11700, page 26, as established under Master Deed of record in Book 11687, page 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TF Unit 1, LLC, a New York Limited Liability Company, by Warranty Deed, from George Lee Ritzen, a Married Man, of record at

Instrument No. 20220901-0098615, dated the 31st day of August, 2022, and recorded on the 1st day of September, 2022.

This improved property is more commonly known as 6 Middleton Street, Nashville, Tennessee 37210.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of January, 2023.

GRANTOR: TF UNIT 1, LLC

Name: Benjamin Turk
Title: Authorized Signer for TF Unit 1, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **BENJAMIN TURK** with who I am personally acquainted, and who upon oath acknowledged themself to be the **AUTHORIZED SIGNER FOR TF UNIT 1, LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of TF Unit 1, LLC, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of New York, and that they in such capacity as said Authorized Signer, executed the foregoing instrument for the purposes contained therein, by singing their name on behalf of the Grantor as Authorized Signer therefore.

WITNESS my hand, at office, on this the 6th day of January, 2023.

Notary Public

March 7, 2023
My Commission Expires

