QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 961219 DEEDQC
01/13/2023 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230113-0003170

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)

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

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)
Mason Nash West End, LLC (NAME)	**NEW OWNER** (NAME)	**104023P01300CO**
119 Mason Avenue, Unit 305 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 27th day of September, 2022, the undersigned, **KEVIN RAY RIER AND RENEE J. RIER, HUSBAND AND WIFE** (hereinafter collectively referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **MASON NASH WEST END, 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 **DAVIDSON COUNTY, TENNESSEE** having an address of **119 MASON AVENUE, UNIT 305, NASHVILLE, TENNESSEE 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 305 as depicted on Exhibit "B" of the First Amendment to Declaration for 119 Mason Avenue Condominium as filed in Instrument No. 20210830-0116345, amending the Declaration of Covenants, Conditions and Restrictions for 119 Mason Avenue Condominiums, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171005-0102455, together with an undivided interest in the common elements, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description of the property.

Being the same property conveyed to Kevin Ray Rier and Renee J. Reir, Husband and Wife, by Warranty Deed from Mason Avenue LLC, a Tennessee Limited Liability Company, dated the 15th day of October, 2021, and recorded on the 25th day of October, 2021, as Instrument Number 20211025-0142637, as revised by Scrivener's Affidavit dated the 3rd day of January, 2022, and recorded on the 11th day of January, 2022, as Instrument Number 20220111-0003411, of record in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 119 Mason Avenue, Unit 305, Nashville, Tennessee 37203.

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: KEVIN RAY RIER

BY: KEVIN RAY RIER

GRANTOR: RENEE J. RIER

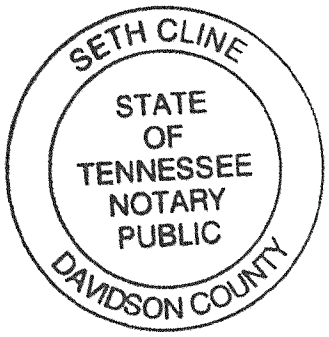
Renee J Rier

BY: RENEE J. RIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **KEVIN RAY RIER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

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



Notary Public

March 7, 2023
My Commission Expires

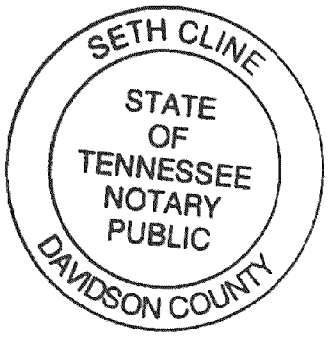
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **RENEE J. RIER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

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

Notary Public

March 7, 2023
My Commission Expires



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, SETH CLINE, do hereby 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 it a true and exact copy of the original document executed and authenticated according to law on 9/27/2022 (date of document).

Affiant Signature

01/13/2022
Date

State of TENNESSEE)
County of DAVIDSON)

Sworn to and subscribed before me this 13th day of January, 2023.

Notary Public

Notary's Seal:

TIMOTHY LEMERT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2026
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/3/2026

☐ This document was executed via remote online notarization pursuant to T.C.A § 8-16-301 *et seq.* (only applies if checked).

This document was produced in compliance with Tenn. Code Ann. § 64-24-101(d)(1)-(3).
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