QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 961432 DEEDQC
01/17/2023 10:49:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230117-0003610

AJ-QCD-22-119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and Please Return To):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dallas Elizabeth Starke	New Owner	072150A11900CO
(NAME)	(NAME)	
119 Porter Terrace		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DALLAS ELIZABETH STARKE ("GRANTOR")

HAS BARGAINED AND BY THESE PRESENTS DOES TRANSFER AND CONVEY ALL HER INTEREST IN THE SUBJECT PROPERTY DESCRIBED HEREIN UNTO

DALLAS ELIZABETH STARKE ("GRANTEE")

HER HEIRS, SUCCESSORS, AND ASSIGNS, 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 NO. 119 AS SHOWN ON THE PLAN OF PORTER TERRACE CONDOMINIUMS, PHASE 2, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS, AS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 7174, PAGE 537 AS AMENDED BY INSTRUMENT NO. 20160616-0061236, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO DALLAS ELIZABETH MCGURGAN, UNMARRIED, BY WARRANTY DEED FROM OFFERPAD (SPVBORROWER1), LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20210917-0125572, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID DALLAS ELIZABETH MCGURGAN, UNMARRIED, IS N/K/A DALLAS ELIZABETH STARKE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: 119 Porter Terrace, Nashville, TN, 37206.

Witness my hand this the 12th day of January, 2023.

DALLAS ELIZABETH STARKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DALLAS ELIZABETH STARKE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of January, 2023.

Notary Public

My Commission Expires: 09.07.2026

