Prepared By:
Hunter Schmidt
Address Below

After Recording Return To:
905 N Orleans Street, Unit 1609
Chicago, Illinois 60610

Karen Johnson Davidson County
Batch# 961444 DEEDQC
01/17/2023 11:03:22 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230117-0003631

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On December 12, 2022 THE GRANTOR(S),

- Hunter Schmidt, a single person
- Edward Christopher Keller, a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- HG Real Estate Ventures, LLC, Hunter Schmidt, Owner, residing at 905 N Orleans Street, Unit 1609, Chicago, Clark County, Illinois 60610

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Transfer from two members of an LLC to the LLC itself (both members of the LLC are the sole members of the LLC and are transferring from personal names to the LLCs name)

Tax Parcel Number: 082-14-0C-204.00

Mail Tax Statements To:
Hunter Schmidt
905 N Orleans Street, Unit 1609
Chicago, Illinois 60610

Current Derivation #: 20210924-0128850

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 12/12/2022

J Hunter Schmidt

Hunter Schmidt
905 N Orleans Street, Unit 1609
Chicago, Illinois, 60610

Grantor Signatures:

DATED: 12/12/2022

E. Christopher Keller

Edward Christopher Keller
905 n orleans street, unit 1609
Chicago, Illinois, 60610

STATE OF ILLINOIS, COUNTY OF CLARK, ss:

This instrument was acknowledged before me on this 12 day of DECEMBER, 2022 by Hunter Schmidt.

CARRIEANN A RAFFIN
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 7, 2023

Carrieann A Raffin

Notary Public

HR MANAGER

Title (and Rank)

My commission expires 7/7/2023

STATE OF ILLINOIS, COUNTY OF CLARK, ss:

This instrument was acknowledged before me on this 12 day of DECEMBER, X by Edward Christopher Keller.

Carrieann A Raffin
Notary Public

CARRIEANN A RAFFIN
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 7, 2023

HR MANAGER
Title (and Rank)

My commission expires 7/7/2023

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

KATE ANNE HAYES
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 16, 2024

John Barnes
Affiant
Affiant's Name: John Barnes

Sworn and subscribed before me on this the 4 day of January, 2023

Kate Anne Hayes
Notary public

My Commission Expires: Mar 16, 2024

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

I HEREBY [illegible] THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL

39-B
File #21-1499

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **OII Property, L.P., a Tennessee limited partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward Keller and Hunter Schmidt, tenants in common**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium located in Davidson County, Tennessee, being Unit 204 of Eve, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Eve, a Condominium of record in Instrument Number 20200928-0111243, as corrected by Scrivener's Affidavit of record in Instrument Number 20201027-0124272, as amended in Instrument Number 20210614-0079782, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Exhibit B to said Master Deed.

Together with the special rights to use the limited common elements as set out in Instrument Number 20200928-0111243 of the Declaration of Condominium for Eve, A Condominium.

Being the same property conveyed to River Tower Development, LLC, a Tennessee limited liability company by Quitclaim deed to Combine Separate Map and Parcel Numbers into a single map and parcel number and conveyance of Title, from 700 1st Avenue Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20180122-0006472 Register's Office for Davidson County, Tennessee, dated January 22, 2018 and recorded on January 22, 2018. Acknowledgment of Merger of record in Instrument No. 20190726-0073734, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to 700 1st Avenue North, LLC, by Quitclaim Deed from Suzanne Bercut Day, as Trustee of the SABD Trust established September 18, 2006, of record in Instrument No. 20100222-0013441, and conveyed by 700 1st Avenue North, LLC and Suzanne Day to OII Properly, L.P. in Quitclaim Deed of record as Instrument No. 20200305-0024919.

Also being a portion of the same property conveyed by Warranty Deed to J.L. Morrisset from Ethel M. Beeman and husband V.M. Beeman, of record in Book 4600, Page 167, Register's Office for ~~Davidson~~ County, Tennessee. The said J.L. Morrissey (being one and the same person as Joseph L. Morrissey) having since died and that at the time of his death, the said Joseph L. Morrissey was an unmarried widower, being preceded in death by his wife, Pamela Davis Morrissey, and being survived by four (4) children, namely, Joseph L. Morrissey, Jr, Cynthia Morrissey Fort, Lisa Morrissey LaVange, and Merrie Morrissey Alexander having conveyed their interests in the above property to OII Properly, L.P. via Quitclaim Deeds at 20200305-0024922, 20200305-0024923, 20200305-0024921, and 20200305-0024920, respectively.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Edward Keller	**First Farmer & Merchants Bank**	**082-14-0C-204.00**
Hunter Schmidt	**P.O. Box 1148**	
905 N Orleans St. #1609	**Columbia, TN 38402-1148**	
Chicago, IL 60610		

The property conveyed herein is subject to all matters shown on the recorded plan and matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, rights of others, assessments and restrictions therein, applicable easements, and Property Taxes for the current year.

This is improved property, known as: 700 1st Avenue N, Unit 204, Nashville, TN 37201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 23rd day of September, 2021.

OII Property, L.P., a Tennessee limited partnership

By: SKABERNEY PROPERTIES, Inc., a Tennessee Corporation
Its: General Partner

By: Chief Executive Officer
Name: Megan A. Epstein, Chief Executive Officer

State of Tennessee)
County of Davidson)

On this 23rd day of September, 2021, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Megan A. Epstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Chief Executive Officer of Skaberney Properties, Inc., a Tennessee corporation, the General Partner of OII Property, L.P., the within-named bargainor, a Tennessee limited partnership, and that as such Chief Executive Officer acting on behalf of the General Partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership as such Chief Executive Officer on behalf of the General Partner.

Dated this 23rd day of September, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 609,500.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of September, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON