Karen Johnson Davidson County
Batch# 973274 DEEDQC
02/22/2023 12:46:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230222-0012556

QUITCLAIM DEED

BRITTANY LEA STEWART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-3-2025

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 THE 22nd DAY OF Feb., 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Eubank	**NEW OWNER**	
(NAME)	(NAME)	**070073A00100CO** **070073A00200CO**
114 B Fern Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carlos Martinez ("Grantor") by these presents does herby convey, assign, and quitclaim to Christopher Eubank, ("Grantee") his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Units A and B, as established in Declaration of Covenants, Conditions and Restrictions for Ten-TwentyFive Alice Street, a horizontal property regime with private elements, of record at Instrument No. 20221028-0116778, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property

Being the same property conveyed to Carlos Martinez by Warranty Deed from Chris Koch and Allison Koch, of record in Instrument No. 20200326-0032838, Register's Office Davidson County, Tennessee.

INCULDED IN THIS CONVEYANCE ARE ALL DEVELOPER RIGHTS OF GRANTOR PURSUANT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TEN-TWENTYFIVE ALICE STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AT INSTRUMENT NO. 20221028-0116778, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE

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

PH

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is unimproved property known as: 1025 A and B Alice St, Nashville, TN 37218

Witness my hand this the 22nd day of February, 2023.

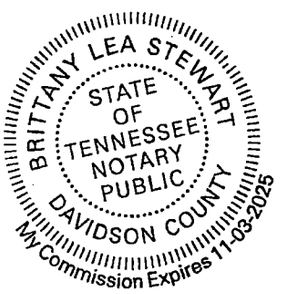
Carlos Martinez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this the 22nd day of February, 2023.

Notary Public
My Commission Expires: 11-3-2025



PH