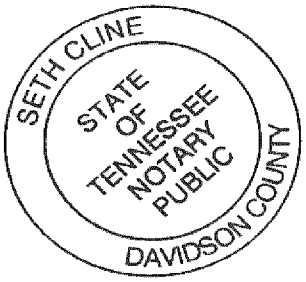
Karen Johnson Davidson County
Batch# 977664 DEEDQC
03/07/2023 10:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230307-0016232

QUITCLAIM DEED



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 3rd DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: March 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 307 LLC (NAME)	**NEW OWNER** (NAME)	**104023P01200CO**
2914 Clare Avenue Nashville, Tennessee 37209 (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 as of the below-outlined execution date, the undersigned, **ANTHONY TORRES ESPINOZA, A SINGLE PERSON, AND MEAGAN ELAINE LUTZ, A SINGLE PERSON** (hereinafter collectively referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **MASON 307 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 307, NASHVILLE, TENNESSEE 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 307 as depicted on Exhibit "B" of the First Amendment – of record as Instrument Number 20210830-0116345 – to the Declaration of Covenants, Conditions and Restrictions for 119 Mason Avenue Condominium, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171005-0102455, together with an undivided interest in the common elements and limited 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 a the same property conveyed to Anthony Torres Espinoza, a Single Person, and Meagan Elaine Lutz, a Single Person, from Mason Avenue LLC, a Tennessee Limited Liability Company, by Warranty Deed executed on the 26th day of October, 2021, and recorded on the 2nd day of December, 2021, of record as Instrument No. 20211202-0159799, as amended by Scrivener's Affidavit of Record as Instrument No. 20220111-0003410 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 119 Mason Avenue, Unit 307, Nashville, Davidson County, 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 the 3rd day of March, 2023.

GRANTOR: ANTHONY TORRES ESPINOZA **GRANTOR: MEAGAN ELAINE LUTZ**

BY: ANTHONY TORESS ESPINOZA

BY: MEAGAN ELAINE LUTZ

202303070016232

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, Anthony Torres Espinoza, with whom I am personally acquainted or who provided sufficient evidence to prove their identities, and who acknowledged that they 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 the 3rd day of March, 2023.

Notary Public _____ My Commission Expires: March 7, 2023

SETH CLINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, Meagan Elaine Lutz, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they 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 the 3rd day of March, 2023.

Notary Public _____ My Commission Expires: March 7, 2023

SETH CLINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 3/3/2023 (date of document).

Affiant Signature

03/06/2023
Date

State of TENNESSEE)
County of DAVIDSON)

Sworn to and subscribed before me this 6th day of March, 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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