**RECORD AND RETURN TO:**
Louis Zamudio
1125 10th Ave N #409
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 982246 DEEDQC
03/20/2023 09:06:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230320-0019662

**QUITCLAIM DEED**

ODALYS LILLYBETH MARTINEZ
Notary Public, State of Texas
My Comm. Exp. 08-31-2026
ID No. 13394107-4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Ilsa Peña-Bonheure
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February 2023.

NOTARY PUBLIC

My commission expires: 08-31-2026

THIS INSTRUMENT PREPARED BY:
Jennifer L. Pennell, 580 Franklin Road, Suite 203, Franklin, TN 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Louis Zamudio<br>1125 10th Ave. N, Unit #409<br>Nashville, TN 37208 | Same as Address of New Owner | 81-16-2B-409.00CO |

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Red Bluff Development, L.L.C., a Texas limited liability company,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Louis Zamudio,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being land in Davidson County, Tennessee, being Unit No. 409, of Ludlow Flats, a Condominium Development establisthed pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, etseq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendement to Declaration recorded as Instrument No. 20201208-0142244; Second Amemdment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendement to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and all easements, rights and interst 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 thereof.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244 of the Declaration of Ludlow Flats and certain parking space number 11.

Being the same property conveyed to Red Bluff Development, L.L.C., a Texas limited liability company by Lflats, LLC, a Tennessee limited liability company by Warranty Deed dated August 20, 2021 and of record as Instrument No. 20210830-0116835 in the Office of the Davidson County Register of Deeds.

This is improved property, known as: 1125 10th Avenue N., Unit #409, Nashville, TN 37208.

WITNESS MY HAND, this 28 day of Feb, 2023.

Grantor

Red Bluff Development, LLC

Ilsa Peña-Bonham

By: Ilsa Peña-Bonham

STATE OF TEXAS
COUNTY OF

Personally appeared before me, a Notary Public, Odalys Martinez, Ilsa Peña-Bonham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Sole Member of Red Bluff Development, LLC and that she executed the within instrument for the purposes therein contained as said Sole Member on behalf of Red Bluff Development, LLC.

WITNESS my hand and seal, this 28th day of February, 2023.

Notary Public

ODALYS LILLYBETH MARTINEZ
Notary Public, State of Texas
My Comm. Exp. 08-31-2026
ID No. 13394107-4

Odalys Martinez

Printed Notary Name

My commission expires: 08-31-2026

**THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED. NO TITLE WORK REQUESTED OR PERFORMED**