Karen Johnson Davidson County
Batch# 986539 DEEDQC
03/30/2023 09:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230330-0023044

QUITCLAIM DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
2127 Cliff Drive Partners	Same as owner	070 13 0G 001.00
(NAME) 1014 Lawrence Avenue	(NAME)	070 13 0G 002.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	070 13 0G 003.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert Hudson**,(the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **2127 Cliff Drive Partners, a Tennessee general partnership**, (the "**Grantees**"), its successors and assigns, all his/her/their right, title, and interest in that certain property in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

> Land in Davidson County, Tennessee, being Unit 2127A, Unit 2127B, and Unit 2127C, together with the appurtenant interest in the common elements of Hudson Manor VII, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions for Hudson Manor VII, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20201117-0135291, Register's Office for Davidson County, Tennessee, as amended by Amendment to Declaration of record in Instrument No. 20210421-0053270, Register's Office for Davidson County, said units being depicted on Exhibit "B" to the aforementioned Declaration.
>
> Being the same property conveyed to Robert Hudson, from Keith Swanson, by Warranty Deed dated April 5, 2019, of record as Instrument No. 20190408-0031762, Register's Office, Davidson County, Tennessee.

This is improved property located at 2127A, 2127B, and 2127C 2127 Cliff Drive, Nashville, Tennessee 37218.

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This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed effective as the 1st day of March, 2023.

GRANTOR:

Robert Hudson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Robert Hudson , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of March, 2023.

Notary Public

My Commission Expires: 5/9/26

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 is a true and exact copy of the original document executed and authenticated according to law on March 1, 2023.

Signature
Date: March 1, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 1st day of March, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025