QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 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

File No.: 2020-GTE-483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
CTKHotdogs, LLC	Same as owner	130 07 0A 003.00
(NAME) 3412 Springbrook Drive	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, **Christian Andrew Connelly Wilkison**, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **CTKHotdogs, LLC,** a Tennessee limited liability company, (the "**Grantee**"), its successors and assigns, all his right, title, and interest in that certain property in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

A Condominium in Davidson County, Tennessee, being Unit No. 3 of Stone's Throw Condominium, a horizontal property regime purusant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 9650, Page 916, Register's Office for said County, (see the plans of record in Book 8250, Page 415, book 421, Pages 102 and 103) to which source reference is hereby made for more complete details of description, together with the said Appartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Christian Andrew Connelly Wilkison, by Warranty Deed from Doris F. Matthews, umarried, of record in Instrument No. 20201102-0127589, in the Register's Office of Davidson County, Tennessee, dated October 29, 2020 and recorded on November 2, 2020.

This is improved property located at 4402 Harding Place #3, Nashville, TN 37205.

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.

Karen Johnson Davidson County
Batch# 994287 DEEDQC
04/20/2023 10:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230420-0029081

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 20th day of April, 2023.

GRANTOR:

Christian Andrew Connelly Wilkison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Christian Andrew Connelly Wilkison, 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 20th day of April, 2023.

Notary Public

My Commission Expires: 5/9/26



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 April 20, 2023.

Signature
Date: April 20, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 20th day of April, 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