Karen Johnson Davidson County
Batch# 998421 DEEDQC
05/02/2023 09 54 12 AM 2 pgs
Fees $12 00 Taxes $0 00

20230502-0032302

THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF ANY TITLE EXAMINATION, AND PREPARER DOES NOT RENDER ANY OPINION AS TO TITLE.

This Instrument prepared by John Paul Stevens, Attorney 6489 N Quail Hollow, Suite 102, Memphis, TN 38120

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 0/100 dollars ($10 00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR, **INVESTOR NATION, LLC, a Tennessee limited liability company**, does hereby bargain, sell, transfer and quit claim unto the GRANTEE, **GREEN FINANCIAL, LLC and COTTON ROW PARTNERS, LLC**, all of GRANTOR'S right, title and interest in a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1250 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument No. 20160211-0013466, Instrument No. 20170714-0074509, Instrument No. 20170918-0095139, Instrument No. 20170919-0095966 and Instrument No. 20180227-0018384, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, in said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

This being the same property conveyed to Investor Nation, LLC, a Tennessee limited liability company by Warranty Deed of record in 202202250021763 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all taxes, easements, and encumbrances of record. This Instrument was prepared without benefit of a title search, and the preparer gives no opinion as to title. The legal description herein is the same as found in the previous deed of record and the preparer makes no certifications as to the accuracy of the description.

IN TESTIMONY WHEREOF, Grantor has executed this instrument the 11th day of April, 2023.

[Signature Page Attached]

INVESTOR NATION, LLC, a Tennessee limited liability company

By: Stephen K. Green
Its: Authorized Signatory

STATE OF TN
COUNTY OF Shelby

Before me the undersigned Notary Public in the state and count aforesaid, personally appeared, STEPHEN K GREEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal this 11th day of April 2023

Heather Willis
Notary Public

HEATHER WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires
8-16-24

FOR RECORDING INFORMATION ONLY
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Property Address:
1250 Martin Street
Nashville, TN 37203

Tax Parcel: 106-07-1A-106 00-CO

Mail tax bills to new owner at:
Green Financial, LLC and Cotton Row Partners, LLC
4934 William Arnold Rd
Memphis, TN 38117

After recording return to.

Investor Nation
4934 William Arnold Rd.
Memphis, TN 38117

STATE OF Tennessee
COUNTY OF Shelby
I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for this transfer is **$0.00.**
(Affiant) John Paul Stewart

Subscribed and sworn to before me this 1ST day of MAY, 2023

Toni Leggett
Notary Public

TONI LEGGETT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES AUGUST 05, 2024