Karen Johnson Davidson County
Batch# 1012362 DEEDQC
06/07/2023 02:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230607-0043366

This Instrument Prepared By:
SPENCER FANE BONE MCALLESTER (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Twin Higgins II, LLC 3415 West End Avenue, Apt. 806 Nashville, Tennessee 37203	New Owner	104-06-0A-082.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ROBERT E. HIGGINS, JR.,** a single man ("Grantor"), does hereby quitclaim and convey unto **TWIN HIGGINS II LLC**, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title.

[Signatures on next page]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 2nd day of June, 2023.

GRANTOR:

Robert E. Higgins, Jr.

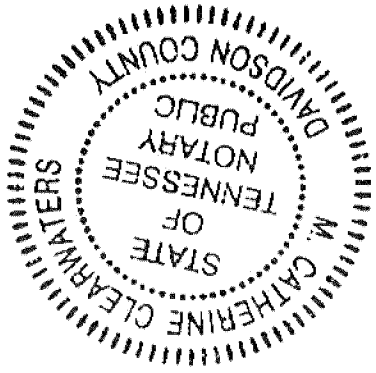
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert E. Higgins, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 2 day of June, 2023.

M. Catherine Clearwaters
Notary Public

My Commission Expires: 1-6-25



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 2nd day of June, 2023.

NOTARY PUBLIC

My Commission Expires: May 9, 2024

ALEXANDREA HAMMERSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

[Legal Description]

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 806, on the plan of Continental Condominium, according to the Master Deed of record in Book 5862, page 589; as amended and supplemented in Book 6135, page 788; Book 6435, page 549; Book 7475, page 137; and in Instrument No. 20051024-0128399, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of record in Plat Book 5200, pages 399-401, as amended in Book 6135, page 788 and in Book 6435, page 549, said Register's Office, for more complete details as to location and placement of such Unit.

Being the same property conveyed to Robert E. Higgins, Jr., by deed, of record in Instrument No. 20160726-0076729, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Andrea Perry, 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 June 2, 2023 (date of document).

Affiant Signature

6/7/2023
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 7th day of June, 2023.

Notary's Signature

My Commission Expires: 01-11-2028

NOAH R. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY