Karen Johnson Davidson County
Batch# 1018997 DEEDQC
06/26/2023 02:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230626-0048562

QUITCLAIM DEED

DM-SDD-23-1258C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Hirshfield	New Owner	105043B00300CO
(NAME)	(NAME)	
1258 1st Ave. S. Unit C		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SWIFT DEER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

ANDREW HIRSHFIELD ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. C OF 1258 1ST AVENUE HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING 1258 1ST AVENUE HOMES, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20220316-0030888, AS AMENDED IN INSTRUMENT NOS. 20230515-0036329 AND 20230601-0041204, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

BEING PART OF THE SAME PROPERTY CONVEYED TO SWIFT DEER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM CREAM CITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND PARKER MCCRACKEN, SINGLE, OF RECORD IN INSTRUMENT NO. 20211201-0158887, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: 1258 1st Ave. S. Unit C, Nashville, Tennessee, 37210.

Witness our hands this the 26th day of June, 2023.

SWIFT DEER DEVELOPMENT, LLC

Brian Musser, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian Musser**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as Authorized Member for **SWIFT DEER DEVELOPMENT, LLC, a Tennessee limited liability company**, the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the 26th day of June, 2023.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

I, **DAWN MARTIN,** 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 6/26/2023 (date of document)

Dawn Martin

Affiant Signature

Date: 6/26/2023

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of June, 2023.

April Bennett

Notary Signature

My COMMISSION EXPIRES: 7/6/2023

