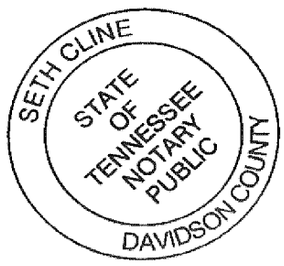
Karen Johnson Davidson County
Batch# 1028637 DEEDQC
07/20/2023 11:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230720-0055981

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 05/03/2027

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
TORRIS INVESTMENTS LLC (NAME)	**NEW OWNER** (NAME)	**105160S01900CO**
1199 DILLARD ROAD BOWLING GREEN, KENTUCKY 42104 (ADDRESS)	_____ _____ (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of July, 2023, the undersigned, **CHRIS GERBIG, A MARRIED MAN WHOSE SPOUSE HAS NO INTEREST** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **TORRIS INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **2176 CARSON STREET, UNIT 18, NASHVILLE, TENNESSEE 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 19 on the plan of Cityview South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cityview South, a Honzontal Property Regime with Pnvate Elements of record as Instrument No. 20210222-0020915, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

BEING THE SAME PROPERTY conveyed to CHRIS GERBIG, A MARRIED MAN, by Warranty Deed from RSD CARSON STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated the 26th day of June, 2023, and recorded on the 7th day of July, 2023, as Instrument No 20230707–0052125, in the Register of Deed's Office for Davidson County, Tennessee

This improved property more commonly known as 2176 Carson Street, Unit 28, Nashville, Tennessee 37211.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 20 day of July, 2023.

GRANTOR: CHRIS GERBIG

SIGNER: Chris Gerbig

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Chris Gerbig**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20 day of July, 2023.

Notary Public

5/3/2027
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth N. Cline, 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 it a true and exact copy of the original document executed and authenticated according to Tennessee law on 07/20/2023 (date of document).

Affiant Signature

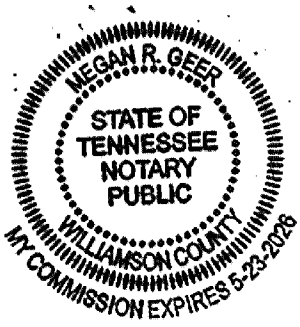
Date: 07/20/2023

State of TENNESSEE)
County of DAVIDSON)

Sworn to and subscribed before me this 20th day of July, 2023.

Notary Public

5/23/2026
My Commission Expires



☐ This document was executed via remote online notarization pursuant to T.C.A § 8-16-301 ***et seq.*** (only applies if checked).

This document was produced in compliance with Tenn. Code Ann. § 64-24-101(d)(1)-(3).
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