Karen Johnson Davidson County
Batch# 1029607 DEEDQC
07/24/2023 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230724-0056651

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

Allan Pickens
AFFIANT

Subscribed and sworn to before me
this ~~14th~~ 18th day of July, 2023, by Allan Pickens.

Talia J Brown
NOTARY PUBLIC
State: Texas
County: Dallas
My Commission Expires: 09/22/2024
Notarized online using audio-video communication

Talia J Brown
ID NUMBER
13259078-3
COMMISSION EXPIRES
September 22, 2024

ADDRESS OF NEW OWNER:
AP4 Holding, LLC
1205A 14th Avenue South
Nashville, TN 37212

SEND TAX BILLS TO:
New Owner

Map & Parcel: 105-01-3V-001.00 CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Allan Pickens**, Grantor, does hereby quitclaim and convey all of his undivided right, title and interest, to the hereinafter described property to **AP4 Holding, LLC, a Tennessee series limited liability company, Series No. 2301**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit A on the plan of 1205 14th Avenue South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1205 14th Avenue South, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211206-0161444, 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 Allan Pickens from Dodd Development Group, LLC, by Warranty Deed, of record in Instrument No. 20230228-0014209, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 14th Avenue South, Unit A, Nashville, TN 37212.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 14th day of July, 2023.

Allan Pickens

Allan Pickens

STATE OF Texas

COUNTY OF Dallas

Document: Quitclaim Deed JHB

Personally appeared before me, **by audio-visual communication**, the undersigned, a Notary Public for the State and County the aforesaid, Allan Pickens, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this ~~14th~~ 18th JHB day of July, 2023.

NOTARY PUBLIC STATE OF TEXAS

Talia J Brown

ID NUMBER
13269078-3
COMMISSION EXPIRES
September 22, 2024

Talia J. Brown

Notary Public

My Commission Expires: 09/22/2024

Notarized online using audio-video communication

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 18, 2023.

J. Carlton Drumwright

7/18/23
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 7/18/23.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY