Karen Johnson Davidson County
Batch# 1030410 DEEDQC
07/25/2023 02:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230725-0057427

PREPARED BY:
Closed Title
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.

AFFIANT

Subscribed and sworn to before me
this 14th day of July, 2023.

NOTARY PUBLIC
My Commission Expires: 9/8/2025

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
CGZ Retreats, LLC
116 Agnes Road, Ste 200
Knoxville, TN 37919

SEND TAX BILLS TO:
New Owner

Map & Parcel: 061-03-0E-202.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Michael Anthony Carpen, Jr., unmarried**, Grantor, does hereby quitclaim and convey all of his undivided right, title and interest, to the hereinafter described property to **CGZ Retreats, LLC, a Tennessee limited liability company**, Grantee. Said property conveyed herein is described as follows:

The following described tract/parcel of land in Davidson County, TN, described as follows to-wit:

Being all of Unit 202, of The Avery Nashville, a Condominium, established by the Declaration of record in Instrument No. 20220413-0042766 and plan of record in Lot 28 Plat Book 1424, Page 85, amended in Book 9595, Page 352, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Michael Anthony Carpen, Jr., unmarried, from Dustin Meredith Perry, a married man, by Warranty Deed, of record in Instrument No. 202307250057425, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 4810 Gallatin Pike 203, Nashville, TN 37216.

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.

Michael Anthony Carpen, Jr.

STATE OF TENNESSEE

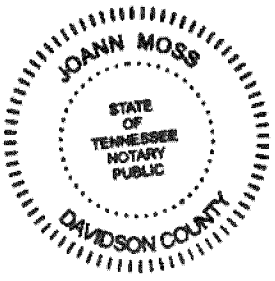
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Michael Anthony Carpen, Jr., 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 day of July, 2023.

Notary Public

My Commission Expires: 9/8/2025



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 14, 2023.

J. Carlton Drumwright

July 14, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 14, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY