Karen Johnson Davidson County
Batch# 1031183 DEEDQC
07/26/2023 02:36:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230726-0057743

ITCLAIM DEED

AJ-QCD-22-1258-C-2

STATE OF ~~TENNESSEE~~ Maryland
~~COUNTY~~ OF ~~DAVIDSON~~
City Baltimore
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 2023

Notary Public

MY COMMISSION EXPIRES: 11/13/2026
(AFFIX SEAL)

DEBBIE M. RICE
Notary Public
Baltimore County
Maryland
My Commission Expires Nov. 13, 2026

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)
SWIFT DEER DEVELOPMENT, LLC (NAME)	New Owner (NAME)	105043B00300CO
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,

ANDREW HIRSHFIELD ("GRANTOR")

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

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

ITS 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 ANDREW HIRSHFIELD BY QUITCLAIM DEED FROM SWIFT DEER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, , SINGLE, OF RECORD IN INSTRUMENT NO. 20230626-0048562, 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 24th day of July, 2023.

Andrew Hirshfield

STATE OF ~~TENNESSEE~~ Maryland)
~~COUNTY~~ OF ~~DAVIDSON~~)
City Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrew Hirshfield,** the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 24th day of July, 2023.

Debbie M Rice
Notary Public

My Commission Expires: 11/13/2026

DEBBIE M. RICE
Notary Public
Baltimore County
Maryland
My Commission Expires Nov. 13, 2026