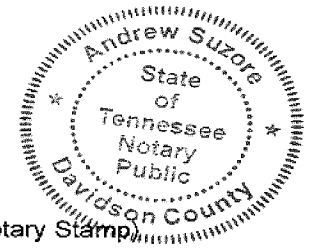
Karen Johnson Davidson County
Batch# 1033066 DEEDQC
08/01/2023 02:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230801-0059407



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2023.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Andrew J. Suzore, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Level Up Realty, LLC C/O Michael Dugan	**SAME**	**093-16-0J-001.00-CO**
8322 Alamo Road		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **Christopher A. Harris, an unmarried person, and Michael F. Du Gan, a married person*** (hereinafter the "Grantor"), hereby quitclaim and convey to **Level Up Realty, LLC, a Tennessee limited liability company** (hereinafter the "Grantee") its representatives and assigns, any and all right, title and interest that we have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit A of The Plan of 69 Donelson Street, Townhouse Planned Unit Development, a Horizontal Regime with Private Elements, as shown on Exhibit "B" of record as Instrument Number 20211001-0132531, Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Christopher A. Harris, an unmarried person, and Michael F. Du Gan, a married person, by Warranty Deed from Landpire LLC, a Tennessee limited liability company, of record in Instrument No. 20230728-0058448, Register's Office for Davidson County, Tennessee.

*The subject property having never been the marital residence of Grantor and thus not subject to any marital, dower, homestead, or other related rights or interests.

BEING improved property commonly known as **69A Donelson Street, Nashville, TN 37210.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 28th day of July, 2023.

Christopher A. Harris

Michael F. Du Gan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christopher A. Harris and Michael F. Du Gan, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of July, 2023.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 07/28/2023 (date of document).

Affiant Signature

08/01/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of August, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

