THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1033972 DEEDQC
08/03/2023 08:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230803-0059907

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
3ZInvesting LLC 1224 Luckett Road Nashville, TN 37221	New Owner(s)	093-11-0H-025.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Troy Zawadzki, a married man***, by these presents do hereby quitclaim and convey unto **3ZInvesting LLC,** its heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 312 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development, (a Horizontal Property Regime), of record in Instrument No. 20200123-0008592, as amended in Instrument No. 20211001-0132086, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; with percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Nashville Dream Machine, LLC, a Tennessee Limited Liability Company by Warranty deed from Dwarakanath R. Bayapureddy and Sruthi Sri Bayapureddy, tenants in common of record in Instrument No. 20220315-0029835 Register's Office for Davidson County, Tennessee, dated March 07, 2022 and recorded on March 15, 2022.

Being the same property conveyed to Troy Zawadzki by Warranty Deed from Nashville Dream Machine, LLC, a Tennessee Limited Liability Company of record in Instrument No. 202308030059905, Register's Office for Davidson County, Tennessee, dated July 31, 2023 and recorded on August ____, 2023.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Being also known as 65 Lindsley Avenue, Unit 312, Nashville, TN 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 1st day of August, 2023.

Carmen Coats
Affiant

My commission expires: (Affix Seal)

MEREDITH MALLOY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31st day of July, 2023.

Troy Zawadzki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Troy Zawadzki**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2023.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-26

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 2, 2023 (date of document).

Affiant Signature

August 2, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023