QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1034719 DEEDQC
08/04/2023 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230804-0060554

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/08/2026 DAVIDSON COUNTY

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL/ID NUMBER(S)
9th Avenue Nashville, LLC (NAME)	**NEW OWNER** (NAME)	117 03 A 002 00 CO 117 03 A 002 00 CO
2712A and 2712B Sharondale Court Nashville, TN 37215 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 3 day of August, 2023, the undersigned, **AMANI KELLY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **9th AVE NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **2712 SHARONDALE COURT, NASHVILLE, TENNESSEE 37215** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit Numbers A and B on the plan of 2712A – 2712B Sharondale Drive Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20221005-0109890, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Amani Kelly by Warranty Deed from Baljit Baidwan, married, of record in Instrument No. 20201203-0140631, in the Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on December 03, 2020.
>
> This improved property is commonly known as 2712A and 2712B Sharondale Court, Nashville, Tennessee 37215.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 3 day of August, 2023.

GRANTOR: AMANI KELLY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public of the aforesaid authority, **AMANI KELLY**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 3 day of August, 2023.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

202308040060554

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 3, 2023.

Affiant Signature

8/3/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 3 day of August, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY