Karen Johnson Davidson County
Batch# 1041500 DEEDQC
08/23/2023 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230823-0065715

THIS INSTRUMENT PREPARED BY: **Keller, Turner, Andrews and Ghanem, PLLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MELANIE BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 22nd day of August, 2023. Notary Public My Commission Expires: _____

QUITCLAIM DEED

Address New Owner: 1406 4th Avenue Holdings, LP 100 Powell Place, #1509 Nashville, Tennessee 37204	Send Tax Bills to: New Owner	Map Parcel No. Unit A 082-09-1A-001.00-CO Unit B 082-09-1A-002.00-CO Unit C 082-09-1A-003.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW DUCHENE, A MARRIED MAN** ("Grantor"), by these presents, does hereby quitclaim and convey unto **1406 4th AVE HOLDINGS, LP, A TENNESSEE LIMITED PARTNERSHIP,** and it's heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, being Unit A, Unit B, and Unit C on the Plan of Homes at 1406 4th Avenue North, A Horizontal Property Regime with Private Elements, of record in Exhibit B in the Declaration of Covenants, Conditions and Restrictions for Homes at 1406 Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200203-0012364, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof..

Unit A, being the same property conveyed to Matthew Duchene, a married man, by Warranty Deed from 1406 4th Avenue N, LLC, a Tennessee Limited Liability Company, of record instrument no 20230810-0062214, dated August 10, 2023, said Register's Office.

Unit B, being the same property conveyed to Matthew Duchene, a married man, by Warranty Deed from 1406 4th Avenue N, LLC, a Tennessee Limited Liability Company, of record instrument no 20230811-0062307, dated August 10, 2023, said Register's Office.

Unit C, being the same property conveyed to Matthew Duchene, a married man, by Warranty Deed from 1406 4th Avenue N, LLC, a Tennessee Limited Liability Company, of record instrument no 20230811-0062290, dated August 10, 2023, said Register's Office.

This is an improved property known as: **1406 A, 1406 B, and 1406 C 4th Avenue North, Nashville, Tennessee, 37208.**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

MATTHEW DUCHENE

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ St Johns)

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

Witness my hand, at office, this 21st day of August, 2023.

ADOLFO LLAMAS
Notary Public - State of Florida
Commission # HH 400132
Expires on May 18, 2027

Adolfo Llamas
Notary Public
My commission expires: 05/18/2027

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **8/21/2023** (date of document).

Affiant Signature

8/21/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **AUGUST**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

