Karen Johnson Davidson County
Batch# 1044161 DEEDQC
08/30/2023 08 41 01 AM 3 pgs
Fees $17 00 Taxes $0 00
20230830-0067848

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY

Thompson Law, PLLC
P O. Box 2921
Littleton, Colorado 80161

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Rock Dock, LLC – Series B 618 Bentley Manor San Antonio, TX 78249	Rock Dock, LLC – Series B 618 Bentley Manor San Antonio, TX 78249	092-09-0T-002 00-CO

For and in consideration of the sum of ONE DOLLAR, cash in hand, and paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nicole Nevitt and Paul Nevitt, wife and husband, hereinafter called the Grantors, do transfer, quitclaim and convey unto **Rock Dock, LLC – Series B,** a Texas series limited liability company, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows to wit:

> Land situated in Davidson County, Tennessee, being Unit 3320B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 3320 Felicia Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150415-0033427, in the Registers Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Nicole Nevitt and Paul Nevitt, wife and husband, by Warranty deed from Seamus Frawley and Lindsay Frawley, husband and wife, of record in Instrument No 20210513-0064910 Register's Office for Davidson County, Tennessee, dated May 6, 2021 and recorded on May 13, 2021.

This is improved property known as: 3320B Felicia Street, Nashville, Tennessee 37209.

For the Consideration, Grantors quitclaim to Grantees all of Grantors' interest in and to the Property, to Grantees and Grantees' heirs, successors, and assigns forever Neither Grantors nor Grantors' heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Witness our hands this 24 day of July 2023.

Nicole Nevitt

Paul Nevitt

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on this 24 day of July 2023, by **Nicole Nevitt** and **Paul Nevitt.**

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

THOMPSON LAW, PLLC
P O. Box 2921
Littleton, Colorado 80161
Tel: (817) 601-5303

ADEWOLE JONATHAN ALITONOU
Notary ID #129144120
My Commission Expires
December 20, 2024

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0 00 .

Affiant

Subscribed and sworn before me, this 24th day of July, 2023

Notary

ALICIA R. THOMPSON
Notary Public, State of Texas
Comm. Expires 12-02-2024
Notary ID 12980642-3