QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1068703 DEEDQC
11/06/2023 11:10:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231106-0086587

BS-UD-23-905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November 2023

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
905 N 12th LLC, a Tennessee Limited Liability Company	Same as new owner	
(NAME)	(NAME)	**083050J000100CO - 002-003-004-005**
1001 N 6th St,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRIS WRIGHT AND DAVID MORGAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **905 N 12TH LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Units 1, 2, 3, 4 and 5, as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Ninehundredfive North Twelfth Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20211220-0167976 amended in 20230605-0042449, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Chris Wright, single and David Morgan, single, as Tenants in Common by Warranty deed from Jeffrey L. Hale and wife, Mary Lou Hale of record in Instrument No. 20210713-0094069 Register's Office for Davidson County, Tennessee, dated July 09, 2021 and recorded on July 13, 2021.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **905-A-B-C-D-E N 12th St, Nashville, Tennessee 37206.**

Witness my/our hand(s) this the 2 day of November, 2023.

Chris Wright

David Morgan

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal, this the 2 day of November, 2023.

Notary Public
My Commission Expires:

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal, this the 2 day of November, 2023.

Notary Public
My Commission Expires:

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212