Karen Johnson Davidson County
Batch# 1071725 DEEDQC
11/14/2023 12:35:36 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231114-0088729

THIS INSTRUMENT PREPARED BY:
Wood Stabell Law Group
4535 Harding Pike, Ste. 100
Nashville, Tennessee 37205

ADDRESS NEW OWNER:
MAAMS, LLC
839 WINDSTONE BLVD
BRENTWOOD, TN 37027

SEND TAX BILL TO:
Same

MAP-PARCEL
093-06-4E-022.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sajid Khan, a resident of Williamson County, Tennessee (hereinafter, the "Grantor"), does hereby quitclaim and convey unto MAAMS, LLC, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property known as 160 2nd Avenue South, Unit 1704, Nashville, Tennessee 37201.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of 9th day of November, 2023.

Sajid Khan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sajid Khan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 9th day of November, 2023.

NATALIE W. STABELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me
this 9th day of November, 2023.

Notary Public

My Commission Expires:

NANCY W. STAPELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

EXHIBIT A

Property Description

Unit 1704 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.345% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

"Quitclaim Deed made by Market Street Apartments, Ltd., a Tennessee limited partnership. ("MSA"), Jacob ("Jack") May, an unmarried man ("May"), and Mary Loventhal Jones, an unmarried woman ("Jones") dated February 25, 2019 and recorded in the Register's Office of Davidson County, Tennessee on March 5, 2019 in Instrument No. 20190305-0019846."

Being the same property conveyed to Sajid Khan by Special Warranty Deed from 151 Nashville Project LP, a Delaware limited partnership, of record in Instrument No. 20220908-0100608, in the Register's Office for Davidson County, Tennessee.