Karen Johnson Davidson County
Batch# 1072211 DEEDQC
11/15/2023 01:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231115-0089119

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 15 day of November, 2023.

NOTARY PUBLIC
My Commission Expires: 11-5-2024

ADDRESS OF NEW OWNER:
Roberts Office Condominium, LLC
213 Rep. John Lewis Way N.
Nashville, Tennessee 37219

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
Map 93-6-1K
Parcel 003.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Roberts Office Condominium, LLC, a Tennessee limited liability company, formerly known as Three the Hard Way, LLC, Grantor, hereby quitclaims and conveys all of its undivided right, title and interest to the hereinafter described property to Roberts Office Condominium, LLC, a Tennessee limited liability company, Grantee. The property conveyed herein is described as follows:

Being Unit No. 3 of the 213 Fifth Avenue Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20061121-0144675, as re-recorded in Instrument No. 20061128-0146927, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of 213 Fifth Avenue Condominium of record in Exhibit A-2 of such Master Deed for a more complete and accurate description of said Unit.

Being the same property conveyed to Three the Hard Way, LLC, a Tennessee limited liability company, by Warranty Deed dated February 26, 2007, from Tennessee Road Builders Association, a Tennessee not-for-profit corporation, of record in Instrument No. 20070228-0024484, Register's Office for Davidson

County, Tennessee. Three the Hard Way, LLC legally changed its name to Roberts Office Condominium, LLC, with a filing in the Tennessee Secretary of State's Office on January 24, 2017.

Said property is conveyed subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

THIS INSTRUMENT HAS BEEN PREPARED BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND WITHOUT THE BENEFIT OF A TITLE SEARCH.

This is improved property with an address of: 213 Rep. John Lewis Way N. Nashville, TN 37219.

IN WITNESS WHEREOF, this the 15 day of November, 2023.

Jeffery S. Roberts, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of November, 2023, personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Jeffery S. Roberts, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Roberts Office Condominium LLC, a Tennessee limited liability company, being formerly known as Three the Hard Way, LLC, and in his capacity as such Member is authorized by said company to execute this instrument on its behalf.

Notary Public

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 11-5-2024

Certificate of Authenticity

I, A. Scott Hubbard, 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 11-15-2023.

Date

A. Scott Hubbard

Affiant Signature

11-15-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of November, 2023.

Wesley Blow

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____

Date

Notary's Seal (if on paper)