Karen Johnson Davidson County
Batch# 1075404 DEEDQC
11/27/2023 12:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231127-0091440

QUITCLAIM DEED

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: May 3, 2027

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
TRIPLE O PROPERTIES, LLC (NAME)	**NEW OWNER** (NAME)	**072091C01100CO**
844 CHEROKEE AVENUE, UNIT 11 NASHVILLE, TN 37203 (ADDRESS)	_____ (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 22 day of November, 2023, the undersigned, **BRENT ARVIK and MELISSA ARVIK, HUSBAND AND WIFE** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **TRIPLE O PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE,** being commonly known as **844 CHEROKEE AVENUE, UNIT 11, NASHVILLE, TENNESSEE 37207** and more particularly described as follows:

Land lying and being in Davidson County, Tennessee, being Unit No. 11 of Townhomes at 844, a Horizontal Property Regime with Private Elements established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 844 of record in Instrument Number 20170329-0030499, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to Brent Arvik and Melissa Arvik, husband and wife, by Warranty Deed from Steven Brown, a single man, of record in Instrument No. 20210524-0070175, dated May 20, 2021, and recorded on May 24, 2021, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as: 844 Cerokee Avenue, Unit 11, Nashville, Tennessee 37207.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 22nd day of November, 2023.

GRANTOR: BRENT ARVIK

Brent Arvik

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **BRENT ARVIK,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 22nd day of November, 2023.

St Charles Germilus
Notary Public

11/16/2025
My Commission Expires

ST CHARLES GERMILUS
Notary Public - State of Florida
Commission # HH189573
Expires on November 16, 2025

GRANTOR: MELISSA ARVIK

Melissa Arvik

STATE OF ~~TENNESSEE~~) Florida
COUNTY OF ~~DAVIDSON~~ SCG) Polk

Personally, appeared before me, a Notary Public of the aforesaid authority, **MELISSA ARVIK,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 22nd day of November, 2023

St Charles Germilus
Notary Public

11/16/2025
My Commission Expires

ST CHARLES GERMILUS
Notary Public - State of Florida
Commission # HH189573
Expires on November 16, 2025

Notarized online using audio-video communication

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 November 22, 2023.

Affiant Signature

11/27/23
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 27th day of November, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY