QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/3/27

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, 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)
1714 8th Ave S LLC (NAME)	**NEW OWNER** (NAME)	**105100N00500CO**
1007 Southside Court Nashville, Tennessee 37203 (ADDRESS)	(ADDRESS)	

Karen Johnson Davidson County
Batch# 1075495 **DEEDQC**
11/27/2023 04:07:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231127-0091579

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 16th day of November, 2023, the undersigned, **ST. JOSEPH PROPERTIES LLC** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **1714 8th AVE S LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON COUNTY, TENNESSEE** having an address of **1714 8th AVENUE SOUTH, NASHVILLE, TENNESSEE 37203** and more particularly described as follows:

Land in Davidson County, Tennessee and being known Unit Number 5 of the Eight Avenue Place Townhomes, also known as 8th and Argyle, a Horizontal Property Regime with Private Elements, of record in the Register's Office for Davidson County, Tennessee as Instrument No. 20160217-0014835, reference to which is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to St. Joseph Properties LLC, by Warranty Deed from Richland Building Partners, LLC, a Tennessee Limited Liability Company, dated the 31st day of December, 2018, and recorded on the 31st day of December, 2018, as Instrument Number 20211231-0126488, of record in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1714 8th Avenue South, Nashville, Tennessee 37203.

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 16th day of November, 2023.

GRANTOR: ST. JOSEPH PROPERTIES LLC

SIGNER: Terry King
TITLE: Co-Member of St. Joseph Properties LLC

SIGNER: Laurie King
TITLE: Co-Member of St. Joseph Properties LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **TERRY KING AND LAURIE KING, THE CO-MEMBERS OF ST. JOSEPH PROPERTIES LLC**, 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 person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 16th day of November, 2023.

Notary Public

5/3/27
My Commission Expires

