QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1082588 DEEDQC
12/15/2023 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231215-0096933

File No. 23.180

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 12th day of December, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Hunter, Hayes, Hinton, & Lux, PLLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville B, LLC	Owner	070-09-0V-002.00-CO
(NAME)	(NAME)	
3102B Curtis Street	5539 S. Military Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37218	Lake Worth FL 33463	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOSEPH F. TIPTON, AN UNMARRIED MAN, AND TINA M. RORABECK, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE B, LLC A FLORIDA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 3102 Curtis Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210511-0063080, 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 part of the same property conveyed to Joseph Tipton, an unmarried man, and Tina M. Rorabeck, an unmarried woman, as tenants in common with rights of survivorship by Warranty Deed from Fed Development, LLC, by Warranty Deed dated March 31, 2023 and filed for record on April 05, 2023 as Instrument #20230405-0024832, Register of Deeds Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2023 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3102B Curtis Street, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this 12th day of December, 2023.

Joseph Tipton

Tina M. Rorabeck

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joseph Tipton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand this 12th day of December, 2023

Notary Public

My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Tina M. Rorabeck, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand this 12th day of December, 2023

Notary Public

My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

RETURN RECORDED DOCUMENTS TO:

Hunter, Hayes, Hinton, & Lux, PLLC
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Emily Manno, 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 **12/12/23**.

Date

Affiant Signature

12/12/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026