QUITCLAIM DEED

STATE OF TN
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 22 DAY OF Dec, 2023

Notary Public

MY COMMISSION EXPIRES: 6-8-27 (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

LB-QCD-23-3626-102

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DJSIII Nashville LLC **C/O Daniel J Sheehan**	**New Owner**	
(NAME)	(NAME)	**149-09-0H-001.00-CO**
14 Clarkwood Drive		
(ADDRESS)	(ADDRESS)	
Cornwall, NY 12518		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL J. SHEEHAN, III,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DJSIII NASHVILLE LLC, A NEW YORK LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that 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. A-102 together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime, established by Master Deed, of record in Book 7380, page 470, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Daniel J. Sheehan, III, unmarried by Warranty Deed from Mike Randolph, Trustee of Lindsey G. Douglass Income Only Trust dated January 26, 2018 of record in Instrument No. 20201112-0133385, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3626 West End Ave #102, Nashville, Tennessee 37205**.

Karen Johnson
Batch # 1085697
12/27/2023 11:05:12 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231227-0099313

Witness my/our hand(s) this the 21 day of December, 2023

Daniel J. Sheehan, III

STATE OF New York
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL J. SHEEHAN, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of Dec, 2023

Notary Public
My Commission Expires: _____
(SEAL)

SONIA ABRAMS
Notary Public - State of New York
No. 01AB0006467
Qualified in Orange County
My Commission Expires 04/27/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212