Karen Johnson Davidson County
Batch# 1087135 DEEDQC
12/29/2023 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231229-0100240

THIS INSTRUMENT PREPARED BY:
Stewart Title - Homeland Division
2822 Bransford Ave
Nashville, TN 37204
(615)599-9959

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 29 day of December, 2023.

Notary Public
My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Rodney L. Garrett 147 Brighton Close Nashville, TN 37205	New Owner	092-10-0H-027.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Posh Hospitality, LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Rodney L. Garrett, married** ("Grantee"), his heirs and assigns, all of it's right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 27, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180413-0035156 and First Amendment of record in Instrument No. 20181228-0125893 in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Posh Hospitality, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Rodney L. Garrett, married, of record in Instrument No. 20200723-0081071, Register's Office for Davidson County, Tennessee, dated July 1, 2020 and recorded on July 23, 2020.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 2521 Clifton Avenue, Unit 302, Nashville, TN 37209.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 29th day of December, 2023.

GRANTOR(S):

Posh Hospitality, LLC, a Tennessee Limited Liability Company

Rodney L. Garrett, Sole Member

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

On this the 29th day of December, 2023, before me personally appeared Rodney L. Garrett, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Posh Hospitality, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of December, 2023.

Notary Public

My Commission Expires: 9/8/25

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Dec 29, 2023.

Affiant
Date: December 29, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29 day of December 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY