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 2nd day of January, 2024.

Notary Public
My Commission Expires: 9/8/25

Karen Johnson Davidson County
Batch# 1087278 DEEDQC
01/02/2024 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240102-0000151

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Posh Hospitality, LLC 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, **Rodney L. Garrett, married** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Posh Hospitality, LLC a Tennessee limited liability company** ("Grantee"), it's heirs and assigns, all of his 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 Rodney L. Garrett, married by Quitclaim Deed from Posh Hospitality, LLC, a Tennessee Limited Liability Company, dated December 29, 2023 and filed for record in Instrument No. 20231229-0100240, Register's Office for Davidson County, Tennessee.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

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) has executed this instrument as of the 2nd day of January, 2024.

GRANTOR(S):

Rodney L. Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of January 2024, before me personally appeared Rodney L. Garrett to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of January, 2024.

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 Jan. 2, 2024.

Affiant
Date: January 2, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2 day of January 2024

Notary Public

My Commission Expires: 11.15.25

