QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1088237 DEEDQC
01/03/2024 04:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240103-0000751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF 2023.

Notary Public

MY COMMISSION EXPIRES: 03-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
CTINC, LLC	**New Owner**	**08103009800**
(NAME)	(NAME)	
2133 15th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **LASHONTA SANDERS,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **CTINC, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 31 of Owens Buena Vista Plan, as of record in Book 15, pages 10 and 11, Register's Office for said County, known as Lot 3 on the unrecorded map of a Re-Subdivision of the northeast part of said lot, and described as follows:

Beginning at a point on the westerly margin of 15th Avenue North, 110 feet south of the south margin of McKinney Street, formerly Spring street; thence westerly 144 feet more or less to a point in the east line of the land formerly owned by Walter Brown; thence with what was Brown's east line, southerly 50 feet more or less to a point, the northeast corner of the property conveyed to Porter Hyde and wife by deed of record in Book 2029, page 567, said Register's Office; thence with Hyde's north line, easterly 144 feet more or less to the westerly margin of 15th Avenue North, and thence with the margin of said Avenue, northerly 50 feet to the beginning.

Being the same property conveyed to CTINC, LLC, a Tennessee limited liability company, by Quitclaim Deed from Augustus Church, individual, of record in Instrument No. 20220525-0060774 in said Register's Office.

This is improved property known as 2133 15th Avenue North Nashville, Tennessee 37208.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 20 day of February, 2023.

Lashonta Sanders

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Davidson County, Tennessee this 20th day of February 2023.

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

NOTARY PUBLIC

My Commission Expires: 05-05-2025

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 2-20-2023

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 1/24/2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 1/24/24.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

