Karen Johnson
Batch # 1088736
01/05/2024 08:36:28 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240105-0001061

THIS DOCUMENT PREPARED BY

BRIAN S. SHELTON
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 21st day of December, 2023.

Notary Public

My Commission Expires:

7.7.25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Address of new owners: Send Tax Bills to: Map-Parcel Numbers

Pinecrest Condo, LP, a Tennessee limited partnership
1612 Westgate Circle
Suite 112
Brentwood, TN 37027

SAME

162-09-0D-012.00-CO

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cabin Retreat Properties, LP, a Tennessee limited partnership,** hereinafter called the Grantor, by these presents does transfer, convey, release and quitclaim unto **Pinecrest Condo, LP, a Tennessee limited partnership**, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information. Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 21st day of December, 2023.

CABIN RETREAT PROPERTIES, LP, a Tennessee limited partnership

BY: HAYES CAPITAL, LLC, a Tennessee limited liability company, its general partner

By: _____
Steven Todd Hayes, Director

By: _____
Adrienne St. Martin Hayes, Director

STATE OF TENNESSEE }
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven Todd Hayes and Adrienne St. Martin Hayes, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of December, 2023.

_____
Notary Public

My Commission Expires: 1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit 12, Pinecrest Townhomes, as shown in Exhibit A-2 of Declaration of Covenants, Conditions and Restrictions Establishing the Pinecrest Townhomes a Planned Unit Development recorded at Instrument No. 20081230-0123641 and amended at Instrument No. 20120328-0026504, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cabin Retreat Properties, LP, a Tennessee Limited Partnership, by deed of record as Instrument Number 20191213-0128702, Register's Office for Davidson County, Tennessee.

This is improved property known as 2023 Pinecrest Drive, Nashville, Tennessee 37211.