Karen Johnson Davidson County
Batch# 1091446 DEEDQC
01/22/2024 10:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240122-0003054

QUITCLAIM DEED

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 28 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #23-TC-1501-6

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Goltz Enterprise, LLC	**Same as New Owner**	
(NAME)	(NAME)	**104080V00600CO**
2496 Reynolds Road		
(ADDRESS)	(ADDRESS)	
Niagara Falls, NY 14304		
(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, **SARA JOY-GOLTZ NGO, AN UNMARRIED WOMAN ,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **GOLTZ ENTERPRISE, LLC, A NEW YORK LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 6 of 1501 16th Avenue South, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1501 16th Avenue South, a Horizontal Property Regime, of record in Instrument No. 20221118-0122685, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Sara Joy-Goltz Ngo, an umarried woman, by Warranty Deed from 1501 16th Ave South, LLC, a Tennessee limited liability company, of record in Instrument No. 20231229-0100289, in the Register's Office of Davidson County, Tennessee, dated December 22, 2023 and recorded on December 29, 2023.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ___ **unimproved** _X_ **improved** property known as: 1501 16th Avenue South, Unit 6, Nashville, TN 37212.

Witness my/our hand(s) this the 22ND day of December, 2023.

Sara Joy-Goltz Ngo

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF ~~DAVIDSON~~ NIAGARA

On this 22nd day of December, 2023, before me personally appeared Sara Joy-Goltz Ngo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of December, 2023.

Notary Signature
My commission expires: 6-26-27

LISA CZERNIEJEWSKI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CZ0010260
Qualified in Erie County
Commission Expires June 26, 2027

RETURN TO:
Goltz Enterprise, LLC
2496 Reynolds Road
Niagara Falls, NY 14304

True Copy Certification

I, **Tonya Cherry,** do hereby make 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 this the 22 day of December, 2023.

Affiant Signature
Date 12/28/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027