Karen Johnson Davidson County
Batch# 1092251 DEEDQC
01/23/2024 09:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240123-0003821

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

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

William S. Corley STATE OF TENNESSEE NOTARY PUBLIC Williamson COUNTY

SUBSCRIBED AND SWORN to before me, this the 18 day of January, 2024.

Notary Public
My Commission Expires: 7/19/25

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Danelz Ventures, LLC 913 Sunset Ridge Dr Franklin, TN 37069	New Owner	082140A03000CO

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, **Christopher Danelz and Cindy Danelz, married** ("Grantors"), have bargained and sold, and by these presents do hereby Quitclaim and convey unto **Danelz Ventures, LLC a Tennessee limited liability company** ("Grantee"), it's heirs and assigns, all of their 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 804 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, and amended in Instrument No. 20051228-0155671, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, and amended in Instrument No. 20051228-155671, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Christopher Danelz and Cindy Danelz, husband and wife by Warranty Deed from Thomas M Swett, an unmarried man, and Derrick Justin Vari, an unmarried man, dated July 26, 2019 and filed for record in Instrument No. 20190729-0074434, Register's Office for Davidson County, Tennessee.

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 804 1st Avenue North, Nashville, TN 37201.

IN WITNESS WHEREOF, Grantor(s) has executed this instrument as of the 18th day of January, 2024.

GRANTOR(S):

Christopher Danelz

Cindy L Danelz

Cindy Danelz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 18th day of January 2024, before me personally appeared Christopher Danelz and Cindy Danelz to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of January, 2024.

Notary Public

My Commission Expires: 9/19/25

(SEAL)

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson 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 18, 2024.

Affiant
Date: January 19, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19 day of January 2024

Notary Public

My Commission Expires: 6.14.26

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY