Karen Johnson Davidson County
Batch# 1095038 DEEDQC
01/26/2024 02:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240126-0005591

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashland Rentals, LLC,** a Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and convey unto **Orlando Group, LLC,** a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. A202, A204, A301, A302, A304, and A401, Building 953 44th Ave, of The Lofts on 44th Avenue Condominiums, as established by Declaration of Covenants, Conditions and Restrictions for The Lofts on 44th Avenue Condominiums of record as Instrument Number 20200609-0058941, as amended in Instrument Number 20211122-0154934 and Instrument Number 20230829-0067695, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Ashland Rentals, LLC, a Tennessee limited liability company by Warranty Deed from Regal Homes Co., a Tennessee corporation of record in Instrument Number 20210826-0115197, in the Register's Office for Davidson County, Tennessee, dated August 12, 2021 and recorded on August 26, 2021.

IN WITNESS WHEREOF, I have hereunto set out my hand on this 26th day of January, 2024.

Ashland Rentals, LLC

By: Joshua Hunter, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument in his capacity as authorized agent of Ashland Rentals, LLC, a Tennessee Limited Liability Company.

Witness my hand and seal this 26th day of January, 2024.

Notary Public

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Orlando Group, LLC 119 Cumberland Street Ashland City, TN 37015	New Owner	Davidson County: 091-08-0R-007.00-CO 091-08-0R-008.00-CO 091-08-0R-009.00-CO 091-08-0R-011.00-CO 091-08-0R-012.00-CO 091-08-0R-013.00-CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me ~~25th~~ 26th day of January, 2024.

Notary Public

My Commission Expires:

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **January 26, 2024**.

Date

D Hardwick

Affiant Signature

January 26, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **January**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026