Karen Johnson Davidson County
Batch# 1096301 DEEDQC
01/31/2024 12:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240131-0006826

QUITCLAIM DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JANUARY, 2024.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-19

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Neo Ventures, GP	Same as owner	093 12 0A 304.00 CO
(NAME) 7110 Peach Ct.	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **245 Hermitage Partners, GP**, a Tennessee general partnership (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Neo Ventures, GP**, a Tennessee general partnership(the "**Grantee**"), its successors and assigns, all its right, title, and interest in that certain property in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

That certain condominium known as Unit No. 304 of the 245 Hermitage Condominium, as established pursuant to that certain Declaration Establishing 245 Hermitage Condominium dated May 12, 2022, of record as Instrument Number 20220513-0055438, and Scrivener's Affidavit recorded in Instrument No. 20220516-0056245, Register's Office, Davidson County, Tennessee, as amended from time to time, to which Master Deed reference is hereby made for a more particular description of said Unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being Part of the same property conveyed to 245 Hermitage Partners GP, a Tennessee General Partnership as to a 2/3 interest, and Riverside Park GP, a Tennessee General Partnership as to a 1/3 interest, as tenants in common, by Warranty Deed from Siya Hospitality, LLC, a Kentucky Limited Liability Company, of record in Instrument No. 20210802-0103470, in the Register's Office of Davidson County, Tennessee, dated July 30, 2021 and recorded on August 02, 2021.

Being Part of the same property conveyed to 245 Hermitage Partners, GP, a Tennessee General Partnership, by Quitclaim Deed from Riverside Park GP, a Tennessee

General Partnership, of record in Instrument No. 20230731-0058888 in the Register's Office of Davidson County, Tennessee, dated November 14, 2022 and recorded on July 31, 2023.

This is improved property located at 245 Hermitage Avenue, # 304, Nashville, TN 37210.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

Grantee acknowledges and agrees that the Property is subject to that certain Declaration Establishing 245 Hermitage Condominium dated May 12, 2022, of record as Instrument No. 20220513-0055438, Register's Office, Davidson County, Tennessee, as may be amended from time to time, and agrees to be bound by the terms and conditions set forth therein.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 30th day of January, 2024.

GRANTOR:

245 Hermitage Partners, GP,
a Tennessee general partnership

By: Craig Freiberg
Craig Freiberg, Authorized Representative

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Craig Freiberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Representative of 245 Hermitage Partners, GP, a Tennessee general partnership, the within named Grantor, and being duly authorized, executed the foregoing instrument for the purposes therein contained on behalf of the partnership.

WITNESS my hand, at office, this 30th day of January, 2024.

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Notary Public

My Commission Expires: 05-05-2025

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 30, 2024.

Signature
Date: January 30, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 30th day of January, 2024 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025