Karen Johnson Davidson County
Batch# 1097025 DEEDQC
02/01/2024 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240201-0007161

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **Keller Turner Andrews & Ghanem PLLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** NOTARY PUBLIC STATE OF OHIO NOELLE TIZZANO MY COMMISSION EXPIRES 02/03/2026	STATE OF ~~TENNESSEE~~ OHIO) COUNTY OF ~~DAVIDSON~~ CUYAHOGA) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 27 day of December, 2023. Notary Public My Commission Expires: 2/3/2026

QUITCLAIM DEED

Address New Owner: 1010 16th Trust	Send Tax Bills to: New Owner	Tax Parcel ID No. 105-10-0-B-203.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lillian Williams, Trustee of the 1010 16th Trust U/A/D January 19, 2017,** ("Grantor"), by these presents, does hereby quitclaim and convey unto, **1010 16th Ave, LLC, a Tennessee Limited Liability Company,** and its heirs, successors and assigns ("Grantees"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 203, as shown on the plan of Ten Ten on the Row, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument 20071023-0125441, and amended in Instruments 20090224-0015964, 20090507-0041965, 20090929-0090277 and 20120905-0080264, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Parking Space No. 21 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 203.

Being the same property conveyed from Lauren Daigle, single, by Warranty Deed to William J. Christopher Andrews, Trustee of the 1010 16th Trust, of record in Instrument No. 20170019-0006226, said Register's Office.

The original trustee, William J. Christopher Andrews, was removed as the original trustee and replaced by Lillian Williams, pursuant to that Removal and Replacement of Trustee instrument dated June 22, 2018.

This is improved property, known as: **1010 16th Avenue South, Unit 203, Nashville, TN 37212.**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[INTENTIONALLY LEFT BLANK]

Witness my hand this the 21st day of December, 2023, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

The 1010 16th Trust U/A/D January 19, 2017

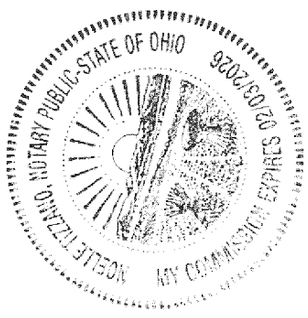
Lillian Williams, Trustee, Trustee

STATE OF ~~TENNESSEE~~, OHIO)
)
COUNTY OF ~~DAVIDSON~~ CUYAHOGA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lillian Williams, Trustee of the 1010 16th avenue Trust**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument, as Trustee for the 1010 16th Avenue Trust, for the purposes therein contained.

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

Notary Public
My commission expires: 2/3/2026



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 2/1/2024 (date of document).

Affiant Signature

2/1/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

