Karen Johnson
Batch # 1097604
02/02/2024 03:51:49 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240202-0007640

WHEN RECORDED MAIL TO:
CALVIN GRUSS and MARK O'CONNELL
1020A Scovel Street
Nashville, Tennessee 37208

DOCUMENT PREPARED BY:
Guardian Law
833 E Pioneer Road, #102
Draper, UT 84020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
_____, Affiant
Subscribed and sworn before me this the
2 Day of February, 2024.
Julia Rivera, Deputy Register

QUIT-CLAIM DEED

CALVIN GRUSS and MARK O'CONNELL, of NASHVILLE, DAVIDSON COUNTY, TENNESSEE, (hereinafter "Grantors"), hereby convey and quit claim to: All of our interest in the following land to:

CALVIN GRUSS and MARK O'CONNELL, Trustees of THE HUNTER MOUNTAIN LIVING TRUST (hereinafter "Grantee"), dated February 2nd 2024.

For ten dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described tract of land in Davidson County, State of Tennessee, to wit:

Legal Description: A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. 1 OF LUDLOW ROW ON 10TH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING LUDLOW ROW ON 10TH, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NUMBER 20170601-0054368, CORRECTED IN INSTRUMENT NO. 20171012-0104601, AMENDED IN INSTRUMENT NO. 20180626-0061478 AND 20181130-0117111, 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 THE SAME PROPERTY CONVEYED TO CALVIN GRUSS, UNMARRIED, BY WARRANTY DEED FROM COTTINGHAM DEVELOPMENT, LIC., A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20190805-0077365, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JULY 31, 2019 AND RECORDED ON AUGUST 05, 2019. BEING A PART OF THE PROPERTY CONVEYED TO COTTINGHAM DEVELOPMENT, LIC, BY QUITCLAIM DEED FROM COTTINGHAM DEVELOPMENTLIC, OF RECORD IN INSTRUMENT NO. 20170523-0051261, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED MAY 23, 2017 AND RECORDED ON MAY 23, 2017. BEING A PART OF THE PROPERTY CONVEYED TO COTTINGHAM DEVELOPMENT, LIC, BY WARRANTY DEED

FROM COTTAGE PARTNERS LIC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20170515-0047907, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED APRIL 19, 2017 AND RECORDED ON MAY 15, 2017 Current Source of Title: 20190805-0077365

A. P.N. #: 081 16 00 001.00

Witness the hand of said grantors, this 2 day of February, 2024.

CALVIN GRUSS, Grantor

MARK O'CONNELL, Grantor

STATE OF Tennessee)
: ss
COUNTY OF Davidson)

On the 2 day of February, 2024, personally appeared before me, Calvin Gruss, Mark O'Connell, signers of the foregoing instrument, who acknowledged to me that they executed the same.

My commission expires

10/04/2027

Trent Dillard
Notary Public

TRENT DILLARD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

New Owner:
Calvin Gruss
1020A Scovel St.
Nashville, TN 37208

Send Tax Bill to:
SAME