QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1100921 DEEDQC
02/13/2024 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240213-0010120

RYAN J GLOVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174028191
MY COMMISSION EXPIRES 07/16/2025

STATE OF COLORADO)
COUNTY OF EL PASO)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF FEBRUARY, 2024.

Notary Public 2/13/2024

MY COMMISSION EXPIRES: 07/16/2025

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
1642 19th Ave S LLC	**NEW OWNER**	**104080R00900CO**
2496 Sierra Oak Drive **Colorado Springs, Colorado 80919**	_____ _____	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the ___ day of February, 2024, the undersigned, **CHRISTOPHER SCOTT RATHER and ELIZABETH K. RATHER**, Husband and Wife, (collectively the "Grantors"), has bargained and sold, and by these presents do transfer and quitclaim to **1642 19th AVE S LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "Grantee"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1642 NINETEENTH AVENUE SOUTH, NASHVILLE, TENNESSEE 37212**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 9 of 19th and Wedgewood, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) as shown in Declaration of Covenants, Conditions, and Restrictions for 19th and Wedgewood, a Townhouse Planned Unit Development, of record as Instrument No. 20190913-0093144 and First Amendment of record as Instrument No. 20210416-0051507, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Scott Rather and Elizabeth K. Rather, Husband and Wife, by Warranty Deed dated May 21, 2021, from Gremada RE, LLC, a North Dakota Limited Liability Company, and recorded on May 24, 2021, as Instrument No. 20210524-0070232, said Register's Office.

This improved property more commonly known as 1642 19th Avenue South, Nashville, Tennessee 37212.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 13 day of February, 2024.

GRANTOR: CHRISTOPHER SCOTT RATHER

SIGNER: Christopher Scott Rather

GRANTOR: ELIZABETH K. RATHER

SIGNER: Elizabeth K. Rather

STATE OF COLORADO)
COUNTY OF EL PASO)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Christopher Scott Rather** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 13 day of February, 2024.

Notary Public

07/16/2025
My Commission Expires

RYAN J GLOVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174028191
MY COMMISSION EXPIRES 07/16/2025

STATE OF COLORADO)
COUNTY OF EL PASO)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Elizabeth K. Rather** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this ___ day of February, 2024.

Notary Public

07/16/2025
My Commission Expires

RYAN J GLOVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174028191
MY COMMISSION EXPIRES 07/16/2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth N. Cline, 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 it a true and exact copy of the original document executed and authenticated according to Tennessee law on 02/13/2024 (date of document).

Affiant Signature

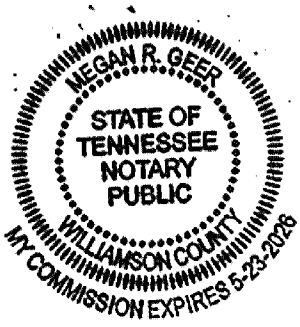
Date: 02/13/2024

State of TENNESSEE)
County of DAVIDSON)

Sworn to and subscribed before me this 13 day of February, 2024.

Notary Public

5/23/2026
My Commission Expires



☐ This document was executed via remote online notarization pursuant to T.C.A § 8-16-301 ***et seq.*** (only applies if checked).

This document was produced in compliance with Tenn. Code Ann. § 64-24-101(d)(1)-(3).
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