QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF February 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 1103953 DEEDQC
02/23/2024 09:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240223-0012459

THIS INSTRUMENT WAS PREPARED BY:
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JOSEPH F. TIPTON & TINA M. RORABECK	**Same**	
(NAME)	(NAME)	070-09-0V-002-00CO
5539 S. Military Trail		
(ADDRESS)	(ADDRESS)	
Lake Worth, FL 33463		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **NASHVILLE B, LLC A FLORIDA LIMITED LIABILITY COMPANY,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **JOSEPH F. TIPTON, AN UNMARRIED MAN, AND TINA M. RORABECK, AN UNMARRIED WOMAN,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B ON THE PLAN OF HOMES AT 3102 CURTIS STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN EXHIBIT "B" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION AT INSTRUMENT NO. 20210511-0063080, 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 PART OF THE SAME PROPERTY CONVEYED TO JOSEPH F. TIPTON, AN UNMARRIED MAN, AND TINA M. RORABECK, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM FED DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY DATED MARCH 31, 2023 AND FILED FOR RECORD ON APRIL 05, 2023 AS INSTRUMENT #20230405-0024832, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE B, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM JOSEPH TIPTON, AN UNMARRIED MAN, AND TINA M. RORABECK, AN UNMARRIED WOMAN, DATED DECEMBER 12, 2023 AND FILED FOR RECORD ON DECEMBER 15, 2023 AS INSTRUMENT #20231215-0096933, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 20 day of February 2024.

NASHVILLE B, LLC

BY: JOSEPH F. TIPTON, Member-Manager

BY: TINA M. RORABECK, Member-Manager

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, of the state and county mentioned, personally appeared JOSEPH F. TIPTON and TINA M. RORABECK of Nashville B, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member-Managers of Nashville B, LLC, the within named bargainor, a Limited Liability Company, and that such JOSEPH F. TIPTON and TINA M. RORABECK of Nashville B, LLC as such Member-Managers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member-Managers.

Witness my hand, at office, this 20 day of February 2024.

Notary Signature

My commission expires:

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

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 **February 20, 2024**.

Date

D Hardwick

Affiant Signature

February 23, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

