Karen Johnson Davidson County
Batch# 1107132 DEEDQC
03/04/2024 10:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240304-0014724

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Tyler Baumeister and Elizabeth Mackenzie Lehmer 3113 Curtis Street Nashville, TN 37218	New owner(s)	070-09-4B-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tyler Baumeister, an unmarried man**, by these presents does hereby quitclaim and convey unto, **Tyler Baumeister, an unmarried man, and Elizabeth Mackenzie Lehmer, an unmarried woman, as tenants in common with rights of survivorship**, their successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Situated in Davidson County, Tennessee, being Unit No(s). B, on the Plan of ThirtyOneHundredNine Curtis Street, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" Declaration of Covenants, Conditions, and Restrictions, of ThirtyOneHundredNine Curtis Street, of record in Instrument No. 20211110-0150057, as amended in Instrument No. 20220308-0026037, 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 a portion of the same property conveyed to HBG Holdings, LLC by Warranty deed from Tequita Patrick of record in Instrument No. 20210804-0104977 Register's Office for Davidson County, Tennessee, dated July 29, 2021 and recorded on August 04, 2021.

Being the same property conveyed to Tyler Baumeister, an unmarried man, by Warranty deed from HBG Holdings, LLC, dated September 8, 2023 and recorded on September 12, 2023 at Instrument No. 20230912-0071612 in the Register's Office for Davidson County, Tennessee.

Being also known as 3113 Curtis Street, Nashville, TN 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 8th day of September, 2023.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on 8th day of September, 2023.

Tyler Baumeister

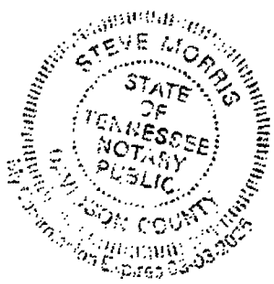
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tyler Baumeister, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8TH day of September, 2023.

Notary Public

My Commission Expires: 2.1.26



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **September 8, 2023** (date of document).

Affiant Signature

March 4, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 4th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25