Karen Johnson Davidson County
Batch# 1112987 DEEDQC
03/20/2024 10:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240320-0019200

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of March, 2024.

NOTARY PUBLIC
My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Allan Pickens
1205A 14th Avenue South
Nashville, TN 37212

SEND TAX BILLS TO:
New Owner

Map & Parcel: 105-01-3V-001.00 CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **AP4 Holding, LLC, a Tennessee series limited liability company, Series No. 2301**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Allan Pickens**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit A on the plan of 1205 14th Avenue South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1205 14th Avenue South, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211206-0161444, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to AP4 Holding, LLC, a Tennessee series limited liability company, Series No. 2301, from Allan Pickens by Quitclaim Deed, of record in Instrument No. 20230724-0056651, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 14th Avenue South, Unit A, Nashville, TN 37212.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 20th day of March, 2024.

AP4 HOLDING, LLC

By: Allan Pickens
Its: Member

STATE OF Texas

COUNTY OF Brazoria

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Allan Pickens, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole Member (or other officer authorized to execute the instrument) of AP4 Holding, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 20th day of March, 2024.

Marie Ward
Notary Public

My Commission Expires: 10/24/2027

Electronically signed and notarized online using the Proof platform.

NOTARY PUBLIC STATE OF TEXAS

Marie Ward

ID NUMBER
132223949
COMMISSION EXPIRES
October 24, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 20, 2024.

J. Carlton Drumwright

3/20/24
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 3/20/24.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY