Karen Johnson Davidson County
Batch# 1113048 DEEDQC
03/20/2024 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240320-0019281

THIS INSTRUMENT IS PREPARED BY:

JOHN R. LABAR, ESQ.
LABAR LAW PLLC
309 N JACKSON ST STE 2A
PO BOX 1776
TULLAHOMA, TENNESSEE 37388

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No:
Nashairbnb 2170-24 LLC Attn: Helen DeBellis 164 Fredonia Rd Manchester, TN 37355	SAME	105-16-0S-001.00

THIS INSTRUMENT PREPARED WITHOUT A TITLE SEARCH. THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES AS TO TITLE, OWNERSHIP, BOUNDARY LINES OR ANY OTHER REPRESENTATIONS RELATIVE TO THE PROPERTY DESCRIBED HEREIN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **STRP 2176 Carson St #24 LLC**, a Tennessee limited liability company (the "Grantor"), does hereby quitclaim unto **Nashairbnb 2170-24 LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's interest in the following land, the same being a certain tract or parcel of land lying and being in Davidson County, State of Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 on the plan of Cityview South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cityview South, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210222-0020915, 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 STRP 2176 Carson St #24 LLC, a Tennessee limited liability company, by Special Warranty Deed from RSD Carson Street, LLC, a Tennessee limited liability company, of record as Instrument No. 20230517-0036844, dated May 15, 2023, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) All restrictions of record; 2) All Easements of record; 3) All visible easements; 4) All matters appearing on the plan of record; and 5) All applicable governmental and zoning regulations.

This conveyance is subject to all real property taxes for 2024 and prior years.

LABAR LAW PLLC
ATTORNEY AT LAW

JOHN R. LABAR, ESQ.
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TULLAHOMA, TN 37388

PROPERTY ADDRESS: 2176 Carson St, Unit 24, Nashville, TN 37211-2058.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 19th day of March 2024.

STRP 2176 Carson St #24 LLC, a Tennessee limited liability company

By: _____
Donald Parker
Sole Member

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned, a Notary Public, **DONALD PARKER**, with whom I am personally acquainted, and who acknowledged himself to be the Sole Member of **STRP 2176 Carson St #24 LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member and authorized so to do executed the within instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the Sole Member.

Witness my hand at office this 19th day of March 2024.

JACQUES R CHOUINARD NOTARY PUBLIC STATE OF TENNESSEE COFFEE COUNTY

_____ NOTARY PUBLIC

My Commission Expires: 7/17/2024

I, or we, hereby swear or affirm that the actual consideration for this transfer or value is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 19th day of March 2024.

JACQUES R CHOUINARD NOTARY PUBLIC STATE OF TENNESSEE COFFEE COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 7/17/2024

[END OF SIGNATURE PAGES]

LABAR LAW PLLC
ATTORNEY AT LAW
JOHN R. LABAR, ESQ.
ATTORNEY AT LAW
PO BOX 1776
309 N JACKSON ST STE 2A
TULLAHOMA, TN 37388

TRUE COPY CERTIFICATION

I, **JOHN R. LaBAR**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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: 19 Mar 2024.

Affiant Signature

19 Mar 2024
Date

STATE OF TENNESSEE
COUNTY OF Coffee

Sworn to and subscribed before me this 19 day of March, 2024.

Valerie D Kirksey
Notary's Signature

My Commission Expires: 11/16/26
Notary's Seal (if on paper)

