Name and Address of New Owner:
Patricia H. Carro
6223 Deerside Dr
Dublin, OH 43017

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1114439 DEEDQC
03/25/2024 08:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240325-0020302

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 126-16-0A-373.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **7139 Riverfront LLC, a Colorado Limited Liability Company** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Patricia H. Carro,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 461 on the Plan of Final Plat of Riverwalk, Phase 3A of record in Plat at Instrument No. 20041020-0126317, 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 the same property conveyed to 7139 Riverfront LLC, a Colorado Limited Liability Company by Warranty Deed from Blake F. Sullivan and Lisa D. Sullivan, husband and wife, dated October 30, 2023, of record in Instrument No. 20231101-0085507, Registers Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: 7139 Riverfront Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered except as hereinbefore specifically set out.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of March, 20234.

7139 Riverfront, LLC, a Colorado limited liability company

By: National Safe Harbor Exchanges, Inc., a California corporation, Its: Sole Member

Annette Reed (SEAL)
By: Annette Reed
Title: Assistant Vice President/Exchange Coordinator

STATE OF Arizona

COUNTY OF Maricopa

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Annette Reed with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Assistant Vice President/Exchange Coordinator of National Safe Harbor Exchanges, Inc., the sole member of 7139 Riverfront, LLC, a Colorado limited liability company the within named bargainor, and that she as such Assistant Vice President/Exchange Coordinator of National Safe Harbor Exchanges, Inc., executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Assistant Vice President/Exchange Coordinator.

Witness my hand, at office, this 21st day of March, 2024.

Notary Signature
My commission expires:

KYLE URENDA
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
Commission #596603
My Comm. Expires Jan. 05, 2025
Online Notary Center

Notarial Act performed by Audio-Video Communication.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of March, 2024.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 3/22/24 (date of document).

Affiant Signature

3/22/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

