Karen Johnson Davidson County
Batch# 1115164 DEEDQC
03/26/2024 10:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240326-0020894

QUITCLAIM DEED

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/31/27

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
110 Duke Street 21 LLC	**NEW OWNER**	**071070G02100CO**
1143 Woodbury Falls Court **Nashville, Tennessee 37221**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 22 day of March, 2024, the undersigned, **SAMANTHA C. AARON and JONATHAN S. BARBER**, as Joint Tenants with Right of Survivorship, (the "*Grantors*"), have bargained and sold, and by these presents do transfer and quitclaim to **110 DUKE STREET 21 LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "Grantee"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **110 DUKE STREET, UNIT 21, NASHVILLE, TENNESSEE 37207**, and more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 21, as established in Declaration of Covenants, Conditions and Restrictions for Trinity Heights Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180907-0089045, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhbit "B" to

© 2024. Collins Legal, PLC. All Rights Reserved.

which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Samantha C. Aaron and Jonathan S. Barber as Joint Tenants with Right of Survivorship, by Warranty Deed dated January 20, 2020, from 106 Duke Street LLC, a Tennessee Limited Liability Company, and recorded on February 4, 2020, as Instrument No. 20200204-0012892, in said Register's Office.

This improved property more commonly known as 110 Duke Street, Unit 21, Nashville, Tennessee 37207.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 22 day of March, 2024.

GRANTOR: SAMANTHA C. AARON

SIGNER: Samantha C. Aaron

GRANTOR: JONATHAN S. BARBER

SIGNER: Jonathan S. Barber

© 2024. Collins Legal, PLC. All Rights Reserved.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Samantha C. Aaron**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 22 day of March, 2024.

Notary Public

5/3/27
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jonathan S. Barber**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 22 day of March, 2024.

Notary Public

5/3/27
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

© 2024. Collins Legal, PLC. All Rights Reserved.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 22, 2024**.

Affiant Signature

3/26/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **26th** day of **March**, 20**24**.

Notary Public

Notary's Seal:



☐ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).