Prepared by
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	
Curbside Properties, LLC	owner	Map 041-15-0A
1059 E. Trinity Lane		Parcel 001.00CO
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, we, **Bellshire Terrace Condominiums Homeowners Association, Curbside Properties, LLC, Alonzo Howard and Phyllis Howard**, the **Grantors** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Curbside Properties, LLC**, a Tennessee Limited Liability Company, the **Grantee** herein, its successors and assigns, all of our rights title and interest in and to the following described real property in Davidson County, Tennessee:

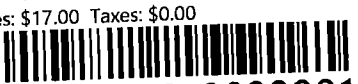
Land in Davidson County, Tennessee, being Unit 1213 on the plan of Homes at 1213 and 1215 Tuckahoe Drive, as shown on "EXHIBIT B" of the Declaration of Covenants, Conditions and Restrictions for HOMES as 1213 and 1215 Tuckahoe Drive, recorded as Instrument number 20240401-0022350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property vested in Curbside Properties, LLC by Quitclaim Deed of record as Instrument number 20140716-0062883. Also being the same property whereby an interest in the property was vested in Bellshire Terrace Condominiums Association by virtue of the Master Deed and By-Laws of record in Book 6877, pages 53 through 85, said Register's Office. Reference is also made to the Declaration of Covenants, Conditions and Restrictions for HOMES as 1213 and 1215 Tuckahoe Drive, recorded as Instrument number 20240401-0022350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

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

(This is improved real property with a mailing address of 1213 Tuckahoe Drive; Nashville, TN 37207)

Karen Johnson Davidson County
Batch # 1117275 DEEDQC
04/02/2024 11:59:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20240402-0022901

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 20th day of March, 2024.

Bellshire Terrace Condominiums Homeowners Association

Howard Caughron Pres

By: Howard Caughron, President

Curbside Properties, LLC

Timothy E. King

By: Timothy E. King, Chief Manager

Alonzo Howard

Phyllis Howard

Phyllis Howard

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Alonzo Howard and Phyllis Howard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument as their free act and deed for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20 day of March, 2024.

Notary Public my commission expires: 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Timothy E. King,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of **Curbside Properties, LLC,** the within named bargainor, a limited liability company, and that he has executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal this the 15 day of March, 2024.

Notary Public: my commission expires: 10-4-2027

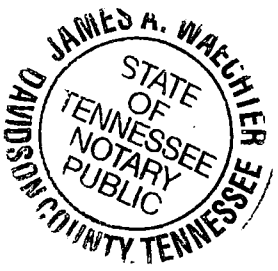
JACENA WEAVER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. OCT. 4, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Howard Caughron,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **Bellshire Terrace Condominiums Homeowners Association,** the within named bargainor, and that he have executed the within instrument for the purposes stated therein by signing the name of **Bellshire Terrace Condominiums Homeowners Association** as its President.

Witness my hand and official seal this the 14 day of, MARCH 2024.

_____ my Commission expires: 1-8-27
Notary Public



State of Tennessee)
Davidson County)

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Howard Caughron
Affiant

Subscribed and sworn to before me this 14 day of MARCH, 2024.

_____ my commission expires: 1-8-27
NOTARY PUBLIC

