THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1118955
04/04/2024 10:06:05 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240404-0023836

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 3 day of April, 2024.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
AlabamaGetaway, LLC 4969 Tyne Ridge Court Nashville, TN 37220	New Owner	Map and Parcel No.: 146-09-0-008.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **AlabamaGetaway LLC, a Tennessee limited liability company,**(hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Nashvilleskyline LLC, a New York limited liability company,** its heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Treemont of record in Plat Book 6250, Page 895, 896 and 897, 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 AlabamaGetaway LLC, a Tennessee limited liability company by Warranty Deed from HWY 65, LLC, a New York Limited Liability Company, dated September 21, 2023 and recorded on September 22, 2023 in Instrument No. 20230922-0074567, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **4969 Tyne Ridge Court, Nashville, TN 37220.**

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of

a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3 day of April, 2024.

AlabamaGetaway LLC

By: John Rubino, sole member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **John Rubino**, 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 sole member (or other officer authorized to execute the instrument) of **AlabamaGetaway LLC, a Tennessee limited liability company,** the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at Office, this 3 day of April, 2024.

Notary Public

My Commission Expires: _____

