QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1122724 DEEDQC
04/15/2024 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240415-0026564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2027

THIS INSTRUMENT WAS PREPARED BY (and return to):
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Twenty, LLC	SEND TAX BILLS TO: **Same**	MAP / PARCEL NUMBER(S) 083-14-0-040.00
(NAME) **1702 Russell Street**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

MARIAN ANDREESCU, UNMARRIED

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

TWENTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being 60 feet off the rear ends of Lots Nos. 31, 32 and 33, that being the North end of said Lots in A.V.S. Lindsley's Subdivision of the Chadwell 28 acre tract, a plan of which is recorded in Plat Book 2, page 24, of the Chancery Court at Nashville, Tennessee. Said rear of Northerly parts of said Lots Nos. 31, 32 and 33 begins at the point on the Westerly margin of said Seventeenth Street, formerly Priest Avenue, 100 feet Northerly from the Northwest corner of Seventeenth Street and Ruth Street, extending along the Westerly margin of said Seventeenth Street, 60 feet to the Southerly margin of an alley; thence Westwardly along the Southern margin of said alley, 150 feet to the Westerly line of Lot No. 33; thence Southerly with said Westerly line of Lot No. 33, 60 feet to a point; thence at right angles and parallel with said alley, Eastwardly 150 feet to the beginning.

Being the same property conveyed to Marian Andreescu by Quitclaim deed from Fronterra LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191121-0120519 Register's Office for Davidson County, Tennessee, dated November 21, 2 019 and recorded on November 21, 2 019.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: 124 S 17th Street Nashville, TN 37206.

Witness our hands this the 11th day of April, 2024.

Marian Andreescu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marian Andreescu**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of April, 2024.

Notary Public
My Commission Expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **April 11, 2024**.

Date

D Hardwick

Affiant Signature

April 15, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026