Karen Johnson Davidson County
Batch# 1122779 DEEDQC
04/15/2024 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240415-0026641

QUITCLAIM DEED



STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(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)
211 31ST AVE N LLC (NAME)	**NEW OWNER** (NAME)	**104022G00500CO**
26757 COUNTY ROAD 9.1 IDALIA, CO 80735 (ADDRESS)	**26757 COUNTY ROAD 9.1 IDALIA, CO 80735** (ADDRESS)	

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 21 day of March, 2024, the undersigned, **EASTCO INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **211 31ST AVE N LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address **211 31ST AVENUE NORTH, NASHVILLE, TENNESSEE 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 5 of Belwood Townhomes, a Horiztonal Property Regime with private elements, which is a planned unit development, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions, and Restrictions for Belwood Townhomes, a Horizontal Property Regime with private elements, of record at Instrument Number 20180926-0095473, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of 215 B 31st Ave N, set forth in Exhibit B of said Declaration for the location of the Units described herein.

Together with the Limited Common Eleemnts and private Elements appurtenant thereto as described in Instrument Number 20180926-0095473, in the Register's Office for Davidson County, tennessee, and being more particularly shown on the plat of 215 B 31st Ave n, set forth in Exhibit B of said declaration, said Register's Office.

Being a portion of the same property conveyed to EastCo Investors LLC, by Warranty Deed from Ross Schilling, of record as Instrument No. 20210406-0044876, dated March 19th, 2021, and recorded on April 6th, 2021, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 211 31st Avenue North, Nashville, Tennessee 37203.

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 21 day of March, 2024.

GRANTOR: EASTCO INVESTORS LLC

BY: DIMES TO DOLLARS, INC.
TITLE: MANAGER OF EASTCO INVESTORS LLC
SIGNER: KYLE KITE
TITLE: AUTHORIZED SIGNER BY CONSENT ACTION

STATE OF Colorado)
COUNTY OF Jefferson)

Personally, appeared before me, a Notary Public of the aforesaid authority, **KYLE KITE**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged he is the Authorized Signer by Consent Action of **DIMES TO DOLLARS INC.**, the Manager of **EASTCO INVESTORS LLC**, and that in such capacity as Authorized Signer for Dimes to Dollars, Inc., the Manager of EastCo Investors, LLC, he executed the within instrument for the purposes therein contained, by signing his name on behalf of Dimes to Dollars Inc.

WITNESS my hand, at office, on this 21 day of March, 2024.

Notary Public

2-12-2025
My Commission Expires

LUKE BLOYD
Notary Public
State of Colorado
Notary ID # 20214006012
My Commission Expires 02-12-2025

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 21, 2024**.

Affiant Signature

4/15/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **15th** day of **April**, 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).