Karen Johnson Davidson County
Batch# 1122789 DEEDQC
04/15/2024 11:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240415-0026652

QUITCLAIM DEED

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

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)
1004 12TH AVE S LLC (NAME)	**NEW OWNER** (NAME)	**105013P00300CO**
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, **EXPERIENCE NASHVILLE BY DDI 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 **1004 12th Ave S 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 of **1004 12TH AVENUE SOUTH, NASHVILLE, TENNESSEE 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 of Gulch View II, A Horizontal Property Regime with elements and as established by the Master Deed establishing Gulch View II of record as Instrument No. 202001170006421, as amended in Instrument No. 20211011-0136129, in the Register's Office for Davidson County, Tennessee. Also, conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed Establishing Gulch View II. Reference is hereby made to the plat of Gulch View II of record as Exhibit B of such Master Deed Establishing the Gulch View II for a more complete identification and description of such Unit.

Being the same property conveyed to Experience Nashville by DDI LLC, by Warranty Deed from DC Nashville Real Estate II, LLC, of record as Instrument No. 20211110-0150145, dated November 3, 2021, and recorded on November 10, 2021, as corrected by Scrivener's Affidavit of record in Instrument Number 20220103-0000330, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1004 12th Avenue South, 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: EXPERIENCE NASHVILLE BY DDI LLC

BY: DIMES TO DOLLARS, INC.
TITLE: MANAGER OF EXPERIENCE NASHVILLE BY DDI, LLC
SIGNER: KYLE KITE
TITLE: AUTHORIZED SIGNER BY CONSENT ACTION

STATE OF Colorado)
COUNTY OF Larimer)

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 **EXPERIENCE NASHVILLE, BY DDI, LLC**, and that in such capacity as Authorized Signer for Dimes to Dollars, Inc., the Manager of Experience Nashville by DDI, 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.

Luke Bloyd
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).