Karen Johnson Davidson County
Batch# 1123714 DEEDQC
04/16/2024 02:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240416-0027207

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eastboro Properties, LLC Suite 300 1920 Adelicia Street Nashville, TN 37212	Same	091 13 0F 001.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SHERYL ANN LOUIS (the "Grantor"), hereby quitclaims and conveys to EASTBORO PROPERTIES, LLC, a Tennessee limited liability company, all of the Grantor's right, title and interest in and to the property described as follows:

Land in Davidson County, Tennessee, being Unit No. 509 A, together with the appurtenant interest in the common elements of 509 Eastboro Drive Commons, a horizontal property regime with private elements established by Declaration in Instrument No. 20151221-0128284, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 38, E.T. Brown's Subdivision of an 18-Acre Tract on The Charlotte Pike as shown on Plat of record in Plat Book 332, Page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed of record as Instrument No. 20160614-0059978, Register's Office for Davidson County, Tennessee.

This is improved property known as 509 A Eastboro Drive, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 28 day of March, 2024.

SHERYL ANN LOUIS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Sheryl Ann Louis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 28 day of March, 2024.

E. CROWE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Notary Public
My Commission Expires: 9/8/25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 28 day of March, 2024.

E. CROWE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Notary Public
My Commission Expires: 9/8/25

36748020.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Mar 28, 2024 (date of document).

Affiant Signature

04/16/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of April, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

