Karen Johnson Davidson County
Batch# 1125343 DEEDQC
04/22/2024 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240422-0028431

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/8/28

THIS INSTRUMENT WAS PREPARED BY
SOBRO LAW GROUP, PLLC
101 LEA AVENUE, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suarez Family Holding, LLC	NEW OWNER	105 11 11 001.00, 105 11 11 002.00 & 105 11 11 900.00
(NAME) **1831 12TH AVE. S. #257**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WILLIAM H. SMALLMAN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **SUAREZ FAMILY HOLDING, LLC,** A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF MY INTEREST, IF ANY, TO CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNITS A AND B, AND ALL COMMON ELEMENTS ASSOCIATED THEREWITH, HOMES AT 1714 ALLISON PLACE, AS DEPICTED ON EXHIBIT C TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1714 ALLISON PLACE, OF RECORD AS INSTRUMENT NO. 20170630-0065816, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM SMALLMAN BY WARRANTY DEED FROM EDNA S. ROLIN, OF RECORD AS INSTRUMENT NO. 20160722-0075741, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

********NOTE THAT UNITS A&B OF THE HOMES AT 1704 ALLISON PLACE WERE PREVIOUSLY CONVEYED BY GRANTOR TO ASHLEIGH MARIE SUAREZ IN QUITCLAIM DEED OF RECORD AS INSTRUMENT NO. 20210301-0025012, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID ASHLEIGH MARIE SUAREZ THEN CONVEYED THE PROPERTY TO SUAREZ FAMILY HOLDING, LLC BY QUITCLAIM DEED OF RECORD AS INSTRUMENT NO. 20210301-0025012, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

********THIS DEED IS RECORDED TO CONVEY ANY INTEREST GRANTOR MAY HAVE IN THE COMMON ELEMENTS ASSOCIATED WITH HOMES AT 1714 ALLISON PLACE, OF RECORD AS INSTRUMENT NO. 20170630-0065816, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐
This is improved ☒ property, known as UNITS A, B AND THE COMMON ELEMENTS FOR HOMES AT 1714 ALLISON PLACE

(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17 day of April, 2024.

WILLIAM SMALLMAN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM SMALLMAN**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, _____, this 17 day of April, 2024.

Commission expires: 3/8/28

Notary Public

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, Mackenzie Hudson ("Affiant"), 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 4/19/24 (date).

Affiant Signature

4/19/24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 19 day of April, 2024

Notary's Signature

My Commission Expires: 11-2-2026

Notary's Seal

