Karen Johnson Davidson County
Batch# 1130000 DEEDQC
05/02/2024 09:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240502-0032097

QUITCLAIM DEED

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF APRIL, 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)
Southeast CG LLC (NAME)	**NEW OWNER** (NAME)	**072 05 0 107.00**
2006 Acklen Ave Unit 120556 Nashville, Tn 37212 (ADDRESS)	(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 29th day of April, 2024, the undersigned, **9TH AVENUE NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **SOUTHEAST CG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **1043 EAST TRINITY LANE, UNIT C, NASHVILLE, TN 37216** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. C of Townhomes at Vivian, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at Vivian, a Horizontal Property Regime, of record in Instrument Number 20231019-0081949, as amended in Instrument No. 20231222-0098977, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to 9th Avenue Nashville, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Southwest Investment Capital Group, LLC, A Delaware Limited Liability Company, of record in Instrument No. 20230414-0027382, in the Register's Office of Davidson County, Tennessee, dated April 12, 2023, and recorded on April 14, 2023. (as to Lot PT 55 & Lot 56)

Being a part of the same property conveyed to K Properties LLC, a Tennessee Limited Liability Company, by Warranty Deed from Allurant Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220518-0057192, in the Register's Office of Davidson County, Tennessee, dated May 09, 2022 and recorded on May 18, 2022. (as to Lot 24)

Being the same property conveyed to Southeast Investment Capital Group, LLC, A Delaware Limited Liability Company, by Warranty Deed from Winburn Sircy Jr. Janice M. Sircy, Julie Ann Sircy, and Ronald C. Sircy, of record in Instrument No. 20211230-0172112, in the Register's Office of Davidson County, Tennessee, dated December 05, 2021, and recorded on December 30, 2021. (as to Lot PT 55 & Lot 56)

Being the same property conveyed to Allurant Homes, LLC, a Tennessee limited liability company by Warranty Deed from Bradley Bars, married, of record in Instrument No. 20210628-0086992, in the Register's Office of Davidson County, Tennessee, dated June 24, 2021 and recorded on June 28, 2021. (as to Lot 24)

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 29th day of April, 2024.

GRANTOR: 9th Avenue Nashville, LLC
By: Amani Kelly
Its: Registered Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of , the within named Grantor, a duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the as Registered Agent.

WITNESS my hand, at office, on this 29th day of April, 2024.

Notary Public

My Commission Expires:

MADELYN N REYNOLDS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

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 April 29, 2024.

Affiant Signature

4/29/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 29 day of April, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY