Karen Johnson Davidson County
Batch# 1132823 DEEDQC
05/09/2024 09:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240509-0034143

DEED

MADELEINE REYNOLDS
NOTARY PUBLIC
STATE OF TENNESSEE
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 8 DAY OF ~~APRIL~~ May 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)
Music Row Hoedown, LLC (NAME)	**NEW OWNER** (NAME)	**104 08 0V 003.00**
509 Craighead Street, Suite 110 Nashville, TN 37204 (ADDRESS)	**509 Craighead Street, Suite 110 Nashville, TN 37204** (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 8 day of ~~April~~ May 2024, the undersigned, **BENJAMIN JAMES SIMONETTI AND OLIVIA SIMONETTI**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **MUSIC ROW HOEDOWN, LLC,** 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 **1501 16TH AVENUE SOUTH, 3, NASHVILLE, TN 37212** and more particularly described as follows:

A certain Unit located in Davidson County, Tennessee, being known and designated as Unit No. 3 of 1501 16TH AVENUE SOUTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1501 16th Avenue South, a Horizontal Property Regime, of record in Instrument No. 20221118-0122685, 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 part of the same property conveyed to Benjamin James Simonetti and Olivia Simonetti, by Warranty Deed from 1506 16th Ave South, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240315-0018018, in the Register's Office of Davidson County, Tennessee, dated March 14th 2014, and recorded on March 15th, 2024.

This improved property more commonly known as 1501 16th Avenue South, 3, Nashville, TN 37212.

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 8 day of ~~April~~ May MR, 2024.

GRANTOR: _____ GRANTOR: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **BENJAMIN JAMES SIMONETTI**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 8 day of ~~April~~ May MR, 2024.

_____ _____
Notary Public My Commission Expires

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **OLIVIA SIMONETTI ,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 8 day of ~~April~~ May MR, 2024.

_____ _____
Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
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 May 8, 2024.

Affiant Signature

5/8/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 8 day of May, 2024.

Notary Public

Notary's Seal:

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