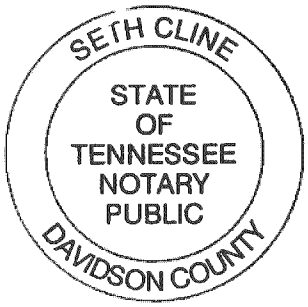
QUITCLAIM DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-3-2027

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1140775 DEEDQC
05/29/2024 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240529-0039903

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)
Brooke A. Ackerly and William S. Zinke	**NEW OWNER**	**092100F00500CO**
3619 Central Venue **Nashville, Tennessee 37205**		

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 May, 2024, the undersigned, **b&bs X B&B LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **BROOKE A. ACKERLY and WILLIAM S. ZINKE**, as Tenants by the Entirety (the "*Grantees*"), the Grantees' 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 **629 27TH AVENUE NORTH, NASHVILLE, TENNESSEE 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of 27N at City Heights Townhomes, of record in Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions at Instrument No. 20170523-0051197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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Being the same property conveyed to b&bs X B&B LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated February 18, 2019, from Brooke A. Ackerly and William S. Zinke, Husband and Wife, and recorded on February 20, 2019, as Instrument No. 20190220-0015430, in said Register's Office.

This improved property more commonly known as 629 27th Avenue North, Nashville, Tennessee 37209.

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 May, 2024.

GRANTOR: B&Bs X B&B LLC

SIGNER: Brooke A. Ackerly
TITLE: Manager of LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **b&bs X B&B LLC by and through its Manager, Brooke A. Ackerly**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

5/3/2027
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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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 29, 2024**.

Affiant Signature

5/29/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **29th** day of **May**, 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).