Karen Johnson Davidson County
Batch# 1147289 DEEDQC
06/14/2024 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240614-0044680

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
TriStar Real Estate, LLC 116 Agnes Rd Ste 200 Knoxville, TN 37919	New owner	070-09-4A-006.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Drew Weinberger, an unmarried man**, by these presents does hereby quitclaim and convey unto, **TriStar Real Estate, LLC, a Tennessee limited liability company**, its successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land situated in Davidson County, Tennessee, being Unit 6, as established in Declaration for City Bluffs Townhomes, a Townhouse Planned Unit Development (a Horizontal Property Regime) of record at Instrument No. 20210916-0124400, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of City Bluffs, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210916-0124400, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Drew Weinberger, an unmarried man, by Warranty Deed from Buena Vista Amigos, LLC, a Tennessee limited liability company, of record in Instrument No. 20230412-0026955, Register's Office for Davidson County, Tennessee, dated April 12, 2023 and recorded on April 12, 2023.

Being also known as 2204 C Buena Vista Pike, Nashville, TN 37218.

STATE OF ~~TENNESSEE~~ District of Columbia
COUNTY OF ~~DAVIDSON~~ Washington

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 11 day of June, 2024.

Affiant

My commission expires: 11/14/2028
(Affix Seal)

Notary Public

SALEEM LITTLE
District of Columbia Notary Public
My Commission Expires Nov. 14, 2028

SALEEM LITTLE NOTARY PUBLIC DISTRICT OF COLUMBIA Exp. 11/14/28

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11 day of June, 2024.

Drew Weinberger

SL District of Columbia
~~STATE OF TENNESSEE~~
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Drew Weinberger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of June, 2024.

Notary Public

My Commission Expires: 11/14/2028

SALEEM LITTLE
District of Columbia Notary Public
My Commission Expires Nov. 14, 2028



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 11, 2024**.

Affiant Signature

June 14, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25