This instrument prepared by:
First American Title Insurance Company
4795 Regent Blvd
Irving, Texas 75063
(866)264-7799

Karen Johnson Davidson County
Batch# 1148996 DEEDQC
06/20/2024 08:52:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240620-0046155

File No.: **28872**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 12th of June, 2024, by and between , **Larry W. Denbrock**, party of the first part, and **Larry W. Denbrock and wife, Tamara L. Payne**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, in order to create a tenancy by the entirety, the following described real estate, situated in the City of Nashville, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **Special Warranty Deed** Deed of record in: Instrument No.: **20220902-0099344** in said Register's office.

The property is improved with an address of: **160 2nd Ave South Unit 2201, Nashville, Tennessee 37201**

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Larry W. Denbrock

STATE OF ~~Tennessee~~ TEXAS

COUNTY OF DENTON

Personally appeared before me, Kelly Gindratt (name of notary public), ~~Kelly~~ Karey W. Denbrock, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this June 12, 2024.

Kelly Gindratt
Notary Public

My Commission Expires: 01.05.2025

KELLY GINDRATT
Notary Public, State of Texas
Comm. Expires 01-05-2025
Notary ID 12005279

STATE OF ~~Tennessee~~ TEXAS

COUNTY OF DENTON

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00 Exempt per T.C.A. 67-4-409(a)(3)(A)(i);**

Affiant

Subscribed and sworn to before me this the June 12 2024.

Kelly Gindratt
Notary Public

My Commission Expires: 01.05.2025

KELLY GINDRATT
Notary Public, State of Texas
Comm Expires 01-05-2025
Notary ID 12005279

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
093 06 4E 064.00

NAME AND ADDRESS OF A PROPERTY OWNER:
Larry W Denbrock
160 2nd Ave South Unit 2201
Nashville, TN 37201

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
Larry W Denbrock
160 2nd Ave South Unit 2201
Nashville, TN 37201

EXHIBIT 'A'

Unit 2201 OF THE 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM, together with an undivided 0.571 % interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended. Said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned declaration.

BEING part of the same property conveyed to LARRY W. DENBROCK, Special Warranty Deed from 151 NASHVILLE PROJECT LP, a Delaware limited partnership, of record in Instrument No. 20220902-0099344, in the Register's Office for Davidson County, Tennessee, dated August 18, 2022, and recorded on September 2, 2022.

BEING part of the same property conveyed to 151 NASHVILLE PROJECT LP, a Delaware limited partnership, by Quit Claim Deed from (i) MARKET STREET APARTMENTS, LTD., a Tennessee limited partnership, (ii) JACOB ("JACK") MAY, an unmarried man; and (iii) MARY LOVENTHAL JONES, an unmarried woman, collectively, of record in Instrument No. 20190305-0019846, in the Register's Office for Davidson County, Tennessee, dated February 27, 2019, and recorded on March 5, 2019.

Tennessee Certification of Electronic Document

I, Chase Davidson, 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 06/12/2024 (date of document).

Affiant Signature

06/18/2024
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 18 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5-2-2026

NOTARY'S SEAL

ELIZABETH RYAN
Notary Public, State of Texas
Comm. Expires 05-02-2026
Notary ID 126165718