Karen Johnson Davidson County
Batch# 1156237 DEEDQC
07/10/2024 08:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240710-0051535

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
Black Mountain Road, LLC 1516 Sweetbriar Avenue, Nashville, Tennessee 37212	Same	105-14-C-305.00 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, DONALD EDWARD CARRILLO, by these presents does hereby quitclaim, and by these presents transfers and conveys unto BLACK MOUNTAIN ROAD, LLC, a Tennessee limited liability company, its successors and assigns, all of his right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 2310 Elliott Avenue, Apt. 305, Nashville TN 37204.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

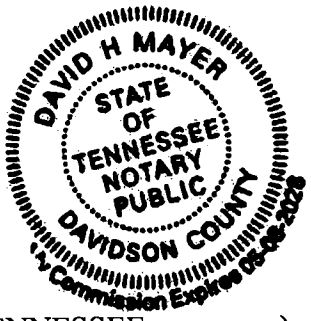
IN WITNESS WHEREOF, the undersigned has executed this instrument on this 9th day of July, 2024.

DONALD EDWARD CARRILLO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, DONALD EDWARD CARRILLO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of July, 2024.



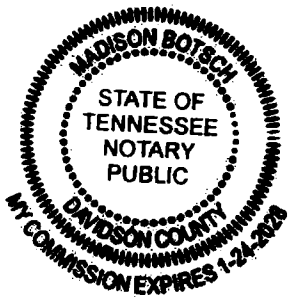
Notary **Public**
My Commission Expires: 05-08-28

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 9th day of July, 2024.



Notary Public
My Commission Expires: 1/24/2028

EXHIBIT A

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 305 as specified on the Plat shown in the Master Deed, on the Plan of the Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for the Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Donald Edward Carrillo, married, by Quitclaim Deed from Donald Edward Carrillo and Jennifer Anne Coyle, as tenants in common, at Instrument No. 20180205-0011405, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

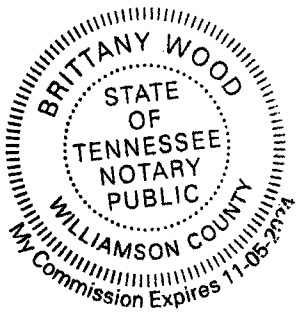
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 9, 2024.

Date: July 9, 2024

David H. Mayer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On July 9, 2024, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public

My Commission Expires: 11·5·24