Karen Johnson Davidson County
Batch# 1164590 DEEDQC
07/31/2024 12:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240731-0058029

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS - $0.00 - .

AFFIANT

SUBSCRIBED AND SWORN TO ME ON ~~2ND DAY OF~~ 31st day of ~~AUGUST,~~ 2024

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/17/27

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 462407

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP PARCEL |
|---|---|---|
| Guerrier Development, LLC<br>332 Lellyette Avenue<br>Nashville, TN 37209 | SAME | 069 01 0A 010.00 |

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **512 WEAKLEY AVENUE, LLC, a Tennessee limited liability company,** and **GUERRIER DEVELOPMENT, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, , my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 20, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cato Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20210318-0036188, amended by Instrument Number 20210901-0117737, and being shown on Plat attached thereto as Exhibit "B," in the Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to 512 Weakley Avenue, LLC, a Tennessee limited liability company, by Quitclaim Deed from Guerrier Development, LLC, a Tennessee limited liability company, dated April 3, 2023, recorded on April 4, 2024, of record in Instrument Number 20230404-00243976, Register's office for Davidson County, Tennessee; and also being a portion of the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company, by Warranty Deed from Doris J. Francois, unmarried, of record in Instrument Number 20170801-0078061, Register's office for Davidson County, Tennessee.

**Grantor, by execution of this Quitclaim Deed, and Grantee, by acceptance of and/or filing of this Quitclaim Deed, hereby acknowledge that this Deed was prepared from information provided by the parties involved, and preparer makes no representation or warranty as to the state of title or the accuracy of the legal description herein and that no title insurance is being provided.**

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Being also known as 319 Sophia Rain Drive, Nashville, TN 37218.

Witness my/our hand this the 31st day of July, 2024

512 WEAKLEY AVENUE, LLC,
a Tennessee limited liability company

By: DeLisa Guerrier
Its: Authorized Memebr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared DeLisa Guerrier with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of 512 Weakley Avenue, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of 512 Weakley Avenue, LLC, a Tennessee limited liability company himself/herself as Authorized Member.

Witness my hand and official seal this 31st day of July, 2024.

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/17/27

# Certificate of Authenticity

I, Rachel Hammock, do hereby certify 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 07/31/2024.

Rachel Hammock

State of Tennessee
County of Davidson

Sworn and subscribed before me on 07/31/2024.

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires on 02/17/2027