QUITCLAIM DEED

Karen Johnson
Batch # 1171195
08/16/2024 01:47:07 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240816-0062964

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

AJ-QCD-24-1015-309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Thiel and Maria Thiel	**New Owners**	**083130B30900CO**
(NAME) **P.O. Box 22825**	(NAME)	
(ADDRESS) **Nashville, TN, 37202**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARTIN VIEW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MICHAEL THIEL AND MARIA THIEL ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NUMBER 309 WITH A STREET ADDRESS OF 1015 FATHERLAND STREET, NASHVILLE, TN 37206, AS SHOWN ON THE REVISED CONDOMINIUM PLAT WHICH IS ATTACHED TO THE SECOND AMENDMENT TO THE MASTER DEED OF 37206 BUILDING OF RECORD AS INSTRUMENT NO. 20061023-0131425 AS RE-RECORDED IN INSTRUMENT NO. 20061101-0135575, RE-RE-RECORDED IN INSTRUMENT NO. 20061113-0140782, AMENDED IN INSTRUMENT 20070112-0005378 AND INSTRUMENT 20140117-0004964, AND SUBJECT TO ALL TERMS AND CONDITIONS OF THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20051006-0120763, AS AMENDED, ALL OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR LOCATION OF THE ABOVE REFERENCED UNIT.

BEING THE SAME PROPERTY CONVEYED TO MARTIN VIEW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED, MARIA KEES THIEL AND MICHAEL J. THIEL, OF RECORD IN INSTRUMENT NO. 20200928-0111129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1015 Fatherland Street, Unit 309, Nashville TN, 37206.**

Witness our hands this the 14 day of August, 2024.

MARTIN VIEW PROPERTIES, LLC

MARIA THIEL, SOLE MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARIA THIEL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Sole Member of **MARTIN VIEW PROPERTIES, LLC, a Tennessee limited liability company,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of August, 2024.

Notary Public

My Commission Expires: 3-20-28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028