QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1173280 DEEDQC
08/22/2024 02:38:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240822-0064665

W-FB-24-3415-0410

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 BEFORE ME, THIS THE 19th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/2028

(AFFIX SEAL)

DONNA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jack Piratas Partnership, a General partnership	**NEW OWNER**	
(NAME) **3415 West End Ave,**	(NAME)	**104-06-0A-034.00CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACK PIRATAS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JACK PIRATAS PARTNERSHIP, A GENERAL PARTNERSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 410 on the Plan of Continental Condominiums, of record in Book 5200, page 399 through 401, inclusive, established in the Master Deed of record in Book 5862, Page 589, as amended in Book 6135, page 788 and in Book 6435, page 549, and Book 7475, Page 137, to which master deed reference is hereby made for a more particular description of said unit, in the Registers office for Davidson County, Tennessee.

Being the same property conveyed to John D. Boegel and Eun Ran Um by Warranty Deed from George P. Bowman and wife, Sheila J. Bowman dated July 26, 2004 and recorded August 4, 2004 in Instrument No. 20040804-0093776, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Leland Northcutt, married by Warranty Deed from John D. Boegel and Eun Ran Um, husband and wife of record in Instrument No. 20230608-0043768 Register's Office for Davidson County, Tennessee, dated June 6, 2023 and recorded on June 8, 2023.

Being the same property conveyed to Jack Piratas, LLC, a Tennessee limited liability company by Warranty Deed from Leland John Northcutt, married, dated July 26, 2024 and recorded July 30, 2024 in Instrument No. 20240730-0057746, Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3415 West End Ave, Unit 410, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 19 day of August, 2024.

Jack Piratas, LLC

BY: Melanie May Hirt
Melanie May Hirt
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie May Hirt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Manager of Jack Piratas, LLC, the within named bargainor, a limited liability company, and that he/she as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19 day of August, 2024.

Notary Public

My Commission Expires: 03/08/2028

SHERRY K WILLIAMS NOTARY TENNESSEE PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212