Karen Johnson
Batch # 1174965
08/28/2024 09:31:10 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240828-0066061

This Instrument Prepared by
And Return To:
Samuel C. Wright
Mockingbird Law Group, PLLC
P.O. Box 282218
Nashville, TN 37228

QUIT CLAIM DEED

THIS INDENTURE, made and entered into effective as of the 31 day of May, 2024, by and between **ERIK BRUCE and SIDNEY D. BRUCE** (hereinafter called "Grantors") and **RHINO REALTY N1, LLC** (a limited liability company organized under the laws of the State of Tennessee) (hereinafter called "Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantors have bargained and sold and does hereby bargain, sell, quit claim and convey unto Grantee all of their right, title and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 413 of Muse, a Planned Unit Development (A Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (A Horizontal Property Regime), of record in Instrument Number 20200123-0008592 and Instrument Number 20211001-0132086, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

BEING the same property conveyed by Special Warranty Deed from 4 Berrien Partners, LLC to The Fuel Tank, LLC, recorded September 18, 2017, as Instrument No. 201709180095431 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from The Fuel Tank, LLC to Muse Nashville, LLC, recorded October 21, 2019, as Instrument No. 20191021-0107765 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Muse Nashville, LLC to Galea Capital, LLC, recorded January 24, 2022, as Instrument No. 20220124-0008802 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Galea Capital, LLC to Erik Bruce and Sidney D. Bruce, recorded October 3, 2022, as Instrument No. 20221006-0110252 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of the title shown above.

This is the improved property known as: 65 Lindsley Avenue, 413, Nashville, TN 37210

WITNESS the execution of this instrument by Grantors effective as of the day and year first above written.

By: _____
Erik Bruce

_____
Sidney D. Bruce

FRANCISCO HUIZAR GAYTAN
Notary Public - Seal
Tippecanoe County - State of Indiana
Commission Number NP0753234
My Commission Expires Dec 10, 2031

STATE OF Indiana :
COUNTY OF Tippecanoe :

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Erik Bruce and Sydney D. Bruce, to me known to be the Grantors described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31st day of May, 2024.

_____
Notary Public

My Commission expires: Dec 10, 2031

THIS QUIT CLAIM DEED IS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

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STATE OF Indiana, COUNTY OF Tippecanoe

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 31st day of May, 2024.

Notary Public

My Commission Expires:

Dec 10, 2031

FRANCISCO HUIZAR GAYTAN
Notary Public - Seal
Tippecanoe County - State of Indiana
Commission Number NP0753234
My Commission Expires Dec 10, 2031

Name and Property Address of Owner and Mail Tax Bills to:

Rhino Realty N1, LLC
4015 Travis Drive, Ste. 211 #184
Nashville, TN 37211

Property Address:
65 Lindsley Avenue, 413,
Nashville, TN 37210

Tax Parcel No. 093 11 0H 040 00