Karen Johnson Davidson County
Batch# 1175273 DEEDQC
08/29/2024 10:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240829-0066448

QUITCLAIM DEED

JESSICA R. GUNNOE STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF AUGUST, 2024.

Notary Public

COMMISSION EXPIRES: 3.28.28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Raulston & Associates, PLLC, 345 Frazier Ave, Ste 103, Chattanooga, TN 37405

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
HausTN Rentals, LLC, a Tennessee limited liability company (Name)	HausTN Rentals, LLC, a Tennessee limited liability company	092-10-0H-024.00
625 26th Ave, Unit 302 (Address)	4225 Harding Pk Unit 502	
Nashville, TN 37209	Nashville, TN 37205	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Kristen Besselsen**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **HausTN Rentals, LLC, a Tennessee limited liability company,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 24, as established in Declaration of Covenants, Conditions and Restrictions for CLIFTON CONDOS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS of record at Instrument No. 20180413-0035156, a Scrivener's Affidavit is recorded in Instrument No. 20230412-0026678, amended at Instrument No. 20181228-0125893 and 20190220-0015516 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit D to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kristen Besselsen,, from Jeffrey Ryan Eckinger, dated August 15, 2024 and recorded August 16, 2024, of record in Instrument No. 20240816-0063247 in the Register's Office for Davidson County, Tennessee.

Same legal description as prior deed.

This is improved property located at 625 26th Ave, Unit 302, Nashville, TN 37209.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand this 22 day of August, 2024.

Kristen Besselsen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named **Kristen Besselsen,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of August, 2024.

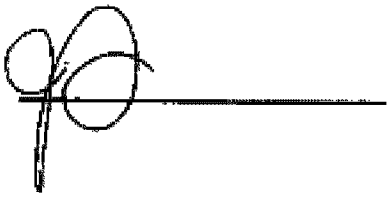
My Commission Expires: 7-6-26

NOTARY PUBLIC

JEFF SISCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jessica R Gurnee do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 8/22/2024.



8/22/2024
Date

State of TENNESSEE
County of HAMILTON

Sworn and subscribed before me this 22 day of AUGUST, 2024.

Notary Public
My commission expires: 9.9.2025

