QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1176053 DEEDQC
08/30/2024 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240830-0067127

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Anne Gillcrist
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF AUGUST, 2024.

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
815 Germantown LLC	**NEW OWNER**	**082130E13200C0**
815 3rd Avenue North **Nashville, Tennessee 37201**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of August 2024, the undersigned, **JONATHAN BARBER and SAMANTHA AARON** as Tenants in Common with Rights of Survivorship (collectively the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **815 GERMANTOWN LLC,** a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **815 3RD AVENUE NORTH, NASHVILLE, TENNESSEE 37201**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 132, District Lofts, a Condominium Development, as established under master deed of record Instrument No. 20080609-0059308, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jonathan Barber and Samantha Aaron, as Tenants in Common with Rights of Suvivorship, by Warranty Deed dated July 12, 2024, from William F. Pittenger, III and Jacqueline Pittenger, Husband and Wife, and recorded on July 23, 2024, as Instrument No. 20240723-0055038, in said Register's Office.

This improved property more commonly known as 815 3rd Avenue North, Nashville, Tennessee 37201.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

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1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 30th day of August, 2024.

GRANTOR: JONATHAN BARBER

GRANTOR: SAMANTHA AARON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jonathan Barber and Samantha Aaron,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 30th day of August, 2024.

Notary Public

My Commission Expires

HALEY MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath 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 **August 30, 2024**.

Affiant Signature

8/30/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **30th** day of **August**, 20**24**.

Notary Public

Notary's Seal:



☐ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).