QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1178262 DEEDQC
09/05/2024 03:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240905-0068498

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Lux Law Group, PLLC
1201A 7th Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Starletnash, LLC	**New Owner**	
(NAME)	(NAME)	
1310 Lischey Ave., #301		**071-15-0Z-301.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

KEITH ANDREW CHRISTIANSEN AND JULIA CHRISTIANSEN, HUSBAND AND WIFE ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

STARLETNASH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 301 OF STARLET EAST CONDOMINIUM, AS ESTABLISHED BY DECLARATION FOR STARLET EAST CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20220517-0056860, AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AS SET FORTH IN SAID DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO KEITH ANDREW CHRISTIANSEN AND JULIA CHRISTIANSEN, HUSBAND AND WIFE, BY WARRANTY DEED FROM LISCHEY AVENUE PARTNERS, GP, A TENNESSEE PARTNERSHIP, OF RECORD IN INSTRUMENT NUMBER 20240822-0064640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LISCHEY AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM AMON RINGEMANN, AN INDIVIDUAL, OF RECORD IN INSTRUMENT NO. 20210616-0081660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 11, 2021 AND RECORDED ON JUNE 16, 2021.

NOTE: LISCHEY AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY IS NOW KNOWN AS LISCHEY AVENUE PARTNERS, GP, A GENERAL PARTNERSHIP (SEE ACKNOWLEDGEMENT OF CONVERSION/CERTIFICATE OF RECORD IN INSTRUMENT NO. 20220624-0072523, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY).

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

This is **improved** property known as: **1310 Lischey Ave., #301, Nashville, TN 37207**

Witness our hands this the 26 day of August, 2024.

Keith Andrew Christiansen

Julia Christiansen

Julia Christiansen

STATE OF California)
COUNTY OF Riverside)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith Andrew Christiansen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2024.

Lauren G. Norland
Notary Public
My Commission Expires: Oct. 26, 2025

LAUREN G. NORLAND
COMM #2376961
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Commission Expires October 26, 2025

STATE OF California)
COUNTY OF Riverside)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julia Christiansen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2024.

Lauren G. Norland
Notary Public
My Commission Expires: Oct. 26, 2025

LAUREN G. NORLAND
COMM #2376961
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Commission Expires October 26, 2025

Certificate of Authenticity

I, **Ryan Lux**, 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 **9/5/24**.

Date

Affiant Signature

9/5/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **September**, 2024.

Notary's Signature

My Commission Expires: 4/26/25

Date

Notary's Seal (if on paper)

