Karen Johnson Davidson County
Batch # 1178457 DEEDQC
09/06/2024 01:04:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240906-0068769

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
716 Nashville, LLC 7706 Copperas Drive Austin, TN 78749	New Owner	094010J002.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ELIZABETH C. GONZALEZ, A SINGLE WOMAN**, by these presents does hereby quitclaim and convey unto **716 NASHVILLE, LLC, A TEXAS LIMITED LIABILITY COMPANY**, its successors and assigns, all her right, title and interest in and to the following described tract of land:

Land located in Davidson County, Tennessee, and being known and designated as all of Unit B, as established by Declaration of Covenants, Conditions, and Restrictions for Sevensixteen South Thirteenth Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210901-0117932, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relaying to the units, property co-owners and tenants of Sevensixteen South Thirteenth Street, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210901-0117932, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a TN limited liability company, by Warranty Deed from RICHARD D. HESTER, unmarried, dated April 30, 2021, and of record in Instrument No. 20210505-0059996, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed to Elizabeth C. Gonzalez, a single woman, from Hidden Trail Properties, LLC, a Tennessee limited liability company, signed on August 25, 2022, and recorded on August 30, 2022, in Instrument No. 20220830-0097801 in the register's office of Davidson County, Tennessee.

This is Improved Property which has the address of 716 B South 13th Street, Nashville, TN 37206.

The above tract is subject to all easements, restrictions, covenants of record, and to the findings of a title report.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of June, 2024.

Elizabeth C. Gonzalez

Elizabeth C. Gonzalez

STATE OF Texas
COUNTY OF Webb

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth C. Gonzalez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of June 2024.

Notary Public

My Commission Expires: May 16, 2028

NOTARY PUBLIC - ID 3106196 - STATE OF TEXAS - EXP. May 16, 2028

STATE OF _____
COUNTY OF _____

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
____ day of _____ 2024.

_____
Affiant

My commission expires:
(Affix Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Elizabeth C. Gonzalez, Affiant
Subscribed and sworn before me this the
6 Day of September, 2024
Brad Wells, Deputy Register