Karen Johnson Davidson County
Batch # 1188161 DEEDQC
09/30/2024 04:04:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240930-0075722

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Jones, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
The 2024 Lawrence J. Rubin Revocable Trust 160 Second Avenue South Unit 2307 Nashville, Tennessee 37201	The 2024 Lawrence J. Rubin Revocable Trust 160 Second Avenue South Unit 2307 Nashville, Tennessee 37201	093 06 4E 067.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(C)(vi), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LAWRENCE RUBIN**, by these presents does hereby quitclaim and convey unto **LAWRENCE J. RUBIN, AS TRUSTEE OF THE 2024 LAWRENCE J. RUBIN REVOCABLE TRUST** created pursuant to instrument of revocable trust dated September 24, 2024, his successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of his right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Unit 2307 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.563% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021

in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525- 0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

Being the same property conveyed to Lawrence Rubin and Annaliese Kambour, as joint tenants with common law rights of survivorship, by Warranty Deed from 151 Nashville Project LP, a Delaware limited partnership, of record as Instrument Number 20220908-0100773, Register's Office for Davidson County, Tennessee; and subsequently conveyed to Lawrence Rubin by Quitclaim Deed from Annaliese Kambour of record as Instrument Number 20240930-0075721, said Register's Office.

This is improved property, known as 160 2nd Avenue South, Unit 2307, Nashville, Tennessee 37201.

WITNESS my hand this 24 day of SEPTEMBER, 2024.

LAWRENCE RUBIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, Notary Public, **LAWRENCE RUBIN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 24 day of September, 2024.

Notary Public

J. ALLEN REYNOLDS III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-11-26

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