Karen Johnson Davidson County
Batch# 1190272 DEEDQC
10/04/2024 03:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241004-0077376

QUITCLAIM DEED

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

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

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)
SOUTHEAST CG, LLC **2006 ACKLEN AVENUE, SUITE 120556** **NASHVILLE, TN 37212** (NAME)	**SOUTHEAST CG, LLC** **2006 ACKLEN AVENUE** **SUITE 120556** **NASHVILLE, TN 37212** (NAME)	**117-03-1A-001-00 AND** **117-03-1A-002-00**
(ADDRESS)	(ADDRESS)	

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 September, 2024, the undersigned, **9TH AVE NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **SOUTHEAST CG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **2712 SHARONDALE COURT, A AND B, NASHVILLE, TN 37215** and more particularly described as follows:

PARCEL 1:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 2712A - 2712B SHARONDALE DRIVE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2712A - 2712B SHARONDALE DRIVE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20221005-0109890, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to 9th Ave Nashville, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Amani Kelly, of record in Instrument No. 20230804-0060554, in the Register's Office of Davidson County, Tennessee, dated August 03, 2023, and recorded on August 04, 2023.

PARCEL 2:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 2712A - 2712B SHARONDALE DRIVE TOWNHOMES, a Horizontal Property

Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2712A - 2712B SHARONDALE DRIVE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20221005-0109890, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to 9th Ave Nashville, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Amani Kelly, of record in Instrument No. 20230804-0060554, in the Register's Office of Davidson County, Tennessee, dated August 03, 2023, and recorded on August 04, 2023.

This improved property more commonly known as 2712 Sharondale Court, A and B, Nashville, TN 37215.

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

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 27th day of September, 2024.

GRANTOR: SOUTHEAST CG, LLC
BY: AMANI KELLY
ITS: SOLE MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **AMANI KELLY**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 27th day of September, 2024.

Notary Public

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

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 **September 27th, 2024**.

Affiant Signature

09/27/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **27th** day of **September**, 20**24**.

Notary Public

Notary's Seal:

