Karen Johnson Davidson County
Batch # 1194718 DEEDQC
10/17/2024 10:33:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241017-0080554

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Boulevard, Suite 130** **Nashville, Tennessee 37215** **File No. 240748455**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 15th day of October, 2024. Notary Public My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

QUITCLAIM DEED

Address New Owner: 555 N Dupont, LLC 8308 Rugby Road Manassas Park, VA 20111	Send Tax Bills To: New Owner	Tax Information: 133 14 0A 066.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **430 Elysian Fields, LLC, a Virginia limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **555 N Dupont, LLC, a Tennessee limited liability company,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being UNIT E-8 of THE VILLAGE OF GRASSMERE FORMERLY OAKCREST CONDOMINIUMS created under Title 64, Sections 2701 et seq., as amended Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, Instrument No. 1999123-09959939 and Instrument No. 20041102-0131823 and Instrument no. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed referenced is hereby made for a more particular description of said unit.

Being the same property conveyed to 430 Elysian Fields LLC, a Virginia limited liability company, by Warranty Deed from Hollis Pinson, unmarried, of record in Instrument No. 20231127-0091338, in the Register's Office of Davidson County, Tennessee, dated November 21, 2023, and recorded on November 27, 2023.

Being the same property conveyed to Hollis Pinson, unmarried, by Warranty Deed from Grassmere Development Company, LLC, of record in Instrument No. 20070604-0066163, in the Register's Office of Davidson County, Tennessee, dated May 30, 2007, and recorded on June 04, 2007.

This is improved property known as 420 Elysian Field Drive, E-8, Nashville, TN 37211.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 of October, 2024

430 Elysian Fields, LLC

BY: Douglas Medrano Amaya, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Medrano Amaya, with whom I am personally acquainted, and who acknowledged himself to be the Sole Member of 430 Elysian Fields, LLC, a Virginia limited liability company, the within named bargainer, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Member.

Witness my hand and official seal at office, this 11 of October, 2024.

Notary Public
My Commission Expires: 04/30/2027

NORMA ELISA ALFARO
NOTARY PUBLIC
REG. #8051913
MY COMMISSION EXPIRES
APRIL 30 2027
COMMONWEALTH OF VIRGINIA