Karen Johnson Davidson County
Batch# 1196670 DEEDQC
10/22/2024 03:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241022-0082179

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox, PLLC
3811 Bedford Avenue
Suite 205
Nashville, TN 37215
(615) 383-4429

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 21st day of October, 2024.

Notary Public

My Commission Expires: 3/8/28

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
309 Cityview LLC 1165 5th Ave., #1C New York, NY 10029	New Owner	Map and Parcel No.: 82-16-0-E 030.00 CO

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, Martha R. Friedricks (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto 309 Cityview LLC, a Tennessee limited liability company, its successors and assigns, all of her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 800 Woodland Street, Unit 309, Nashville, Tennessee 37206.

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 16th day of October, 2024.

Martha R. Friedricks

Martha R. Friedricks

STATE OF NEW YORK

COUNTY OF New York

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Martha R. Friedricks, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of October, 2024.

Notary Public

My Commission Expires: 1/9/2027

MILDRED BAEZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BA6446132
Qualified in New York County
Commission Expires JANUARY 09, 2027

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 309, together with parking space #2 and the appurtenant interest in the common elements of City View Lofts Condominiums, a horizontal property regime established by Master Dee, recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martha R. Friedricks, married, by deed from City View Lofts, LLC, a Tennessee limited liability company of record in Instrument No. 20040129-0011367, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/16/24 (date of document).

Affiant Signature

10/22/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

