Name and Address of New Owner:
H&O 310, LLC
1305D Pillow Street
Nashville, TN 37203

Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 1199739 DEEDQC
10/31/2024 04:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241031-0084700

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Parcel No: 105-01-1Y-310.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jason Goodman**, an unmarried man, "the Grantor," convey and quitclaim any interest they have unto **H&O 310, LLC,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as UNIT 310 of HAROLD & OWEN CONDOMINIUMS, ESTABLISHED pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HAROLD & OWEN CONDOMINIUMS, of record in Instrument NO. 20240304-0014936, as amended at First Amendment of record at Instrument No. 20240625-0047065, and amended at Second Amendment of Record at Instrument No. 20240711-0052228, in the Resister'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 the same property conveyed to Jason Goodman, an unmarried person, by Warranty Deed from Harold & Owen LLC, a Tennessee Limited Liability Company, dated September 17, 2024, and recorded on September 20, 2024 in Instrument No. 20240920-0072874, in Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

- Property Taxes for the year 2024 and subsequent years.
- Plat of B.F. SHIELD HEIRS TRACT, as recorded in Plat Book 57, Page 31, in said Register's Office.
- Master Deed establishing HAROLD & OWEN CONDOMINIUMS of record in Instrument No. 20240304-0014936, amended at Instrument No. 20240625-0047065 and Instrument No. 20240711-0052228, in said Register's Office.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20220408-0041402, in said Register's Office.
- Easement for Sanitary and/or Storm Sewer Water mains, Pumps and Appurtenances, recorded in Instrument No. 20221024-0115151, said Register's Office.
- Memorandum of Agreements of record in Book 4387, Page 525, in said Register's office.

- Any and all existing easements and restrictions as shown of record not stated herein.

This improved property known as: **1014 16th Avenue S. #310, Nashville, TN 37212.**

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 25 day of October, 2024

_____(SEAL)
Jason Goodman

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, JASON GOODMAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of October, 2024

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

M. Armor
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: _____

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 October 23, 2024 (date of document)

Regina Sullo

Affiant Signature

10/25/2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 31st day of October, 20 24

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

