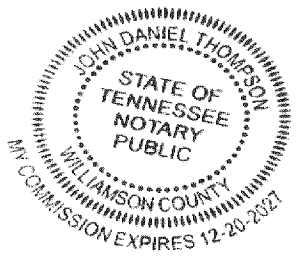
Karen Johnson Davidson County
Batch# 1200369 DEEDQC
11/01/2024 11:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241101-0084992



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 31 day of October, 2024.

Daniel Thompson
Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Raymond Springer	Raymond Springer	070-13-0G-001.00-CO
2127 Cliff Drive #A	920 Potter Lane	
Nashville, TN 37218	Nashville, TN 37206	

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, **Springer Investments, LLC, a Tennessee limited liability company** (hereinafter the "Grantor"), hereby quitclaims and conveys to **Raymond Springer, a single man** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that we have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 2127A on the Plan of Hudson Manor VII, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Hudson Manor VII, a Horizontal Property Regime with Private Elements, at Instrument No. 20201117-0135291, as amended by Amendment of record at Instrument No. 20210421-0053270, as further amended by Second Amendment of record at Instrument No. 20240607-0042866, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to Springer Investments, LLC, a Tennessee limited liability company by Warranty Deed from 2127 Cliff Drive Partners, a Tennessee general partnership of record in Instrument No. 20240501-0031605 Register's Office for Davidson County, Tennessee, dated April 29, 2024 and recorded on May 1, 2024.

BEING improved property commonly known as **2127 Cliff Drive #A, Nashville, TN 37218.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 31 day of October, 2024.

Springer Investments, LLC,
a Tennessee limited liability company

By: _____
Raymond Springer, Authorized Member

By: _____
Alexis Springer, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Raymond Springer and Alexis Springer, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Authorized Members of Springer Investments, LLC, the within named bargainor, a Tennessee limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Authorized Member.

WITNESS my hand and official seal this 31 day of October, 2024.

_____
Notary Public
My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 10/31/2024 (date of document).

Karla I Kard
Affiant Signature

10/31/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of October, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

