Karen Johnson Davidson County
Batch# 1200515 DEEDQC
11/01/2024 02:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241101-0085191

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 TH DAY OF Nov, 24.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Eikenmeyer David Eikenmeyer	Same	**MAP & PARCEL** 093 06 4E 016.00 CO
160 2nd Avenue South, Unit 1601 Nashville, TN 37201	Same	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TINY WOLF LLC, AN INDIANA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO, **LAURA EIKENMEYER AND DAVID EIKENMEYER, WIFE AND HUSBAND**, HEREINAFTER CALLED GRANTEE(S), all of my ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS:

Unit 1601 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.571 % interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380,

and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

Being the same property conveyed to Tiny Wolf LLC, an Indiana Limited Liability Company, by Special Warranty Deed from 151 Nashville Project LP, a Delaware Limited Partnership, of record in instrument 20220824-0095355, in the Register's Office of Davidson County, Tennessee, dated August 3, 2022 and recorded on August, 24, 2022.

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

Witness my/our hand(s) this 22th day of October 2024.

GRANTOR:

TINY WOLF LLC

Laura Eikenmeyer, Member

David Eikenmeyer, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 22 day of October, 2024, before me personally appeared Laura Eikenmeyer and David Eikenmeyer, sole members of Tiny Wolf LLC, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires:

KELLY HAGGERTY
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 10, 2025

KH 10/22/24

Certificate of Authenticity

I, Sondra Mowgey, 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 22, 2024.

Date

Affiant Signature

11/1/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of November, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY