Karen Johnson
Batch # 1206726
11/19/2024 02 37 21 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20241119-0089855

Address New Owner:	Map-Parcel Numbers.	Send Tax Bills To:
Riverfront Nashville LLC **1850 General George Patton Dr** **#101** **Franklin, TN 37067**	**Map/Parcel** **082-14-0A-074.00-CO**	**Riverfront Nashville LLC** **1850 General George Patton Dr** **#101** **Franklin, TN 37067**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth Hannah** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Riverfront Nashville LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **940 1st Avenue North, Unit 940, Nashville, TN 37201.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 16th day of December, 2022

Notary Public
My Commission Expires 06-21-2023

MICHELLE L. MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 16th day of December, 2022.

Elizabeth Hannah

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Hannah,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Brentwood, Tennessee, on this the 16th day of December, 2022.

MICHELLE L. MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:
06-21-2023

EXHIBIT A

(Legal Description of the Property)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 940 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Elizabeth Hannah by Warranty Deed dated October 27, 2021, from 940 1st Avenue North, LLC, a designated series of Service BNA, LLC, a Tennessee limited liability company of record as Instrument Number 20211028-0144857, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO (1) any and all applicable governmental and/or zoning regulations; and (2) all matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.