QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1207132 DEEDQC
11/20/2024 12:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241120-0090449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Lux Law Group, PLLC
1201A 7th Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael B. Hopkins	**New Owner**	
(NAME)	(NAME)	**092160D51300CO**
1803 Broadway, #513		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

MEADOW RIDGE INVESTMENTS, INC. A TENNESSEE CORPORATION ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

MICHAEL B. HOPKINS, A MARRIED MAN ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A CONDOMINIUM APARTMENT UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 513 OF THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT, AS SET OUT IN THE MASTER DEED OF RECORD AS INSTRUMENT NO. 20050517-0055639 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FORTH IN SAID MASTER DEED, AND ALL RECORDED AMENDMENTS AND EXHIBITS THERETO, WHICH BY THIS REFERENCE ARE INCORPORATED HEREIN AND MADE A PART HEREOF.

TOGETHER WITH A .41% INTEREST IN THE COMMON ELEMENTS AS PROVIDED FOR IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO MEADOW RIDGE INVESTMENTS, INC., BY WARRANTY DEED FROM CHRISTOPHER R. CARNELL AND SHERI ELIZABETH CARNELL, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20240924-0074093, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

This is **improved** property known as: **1803 Broadway, #513, Nashville, TN 37203**

Witness our hands this the 15TH day of NOVEMBER, 2024.

MEADOW RIDGE INVESTMENTS, INC.

By: Michael B. Hopkins
Its: President

STATE OF New York
COUNTY OF New York

Personally appeared before me the undersigned a Notary Public for said County and State, Michael B. Hopkins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the President of Meadow Ridge Investments, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself as President.

Witness my hand and official seal, this the 15 day of november, 2024.

NOTARY PUBLIC
My Commission Expires: 4/3/27

NATALIE MUNOZ
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Kings County
01MU0004868
MY COMMISSION EXPIRES 04/03/2027

Certificate of Authenticity

I, **Ryan Lux**, 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 **11/19/24**.

Date

Affiant Signature

11/19/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **November**, 2024.

Notary's Signature

My Commission Expires: 4/26/25

Date

Notary's Seal (if on paper)

