State of Tennessee

Rev. 134D95B

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

Map/Parcel #: 071 03 OC 002.00

Karen Johnson Davidson County
Batch # 1207763 DEEDQC
11/21/2024 03:51:22 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241121-0091267

This instrument was prepared by:
Calvit Ratcliffe
2310 Elliott Ave, 820
Nashville, TN 37204

After recording, mail document
and tax statements to:

Calvit Ratcliffe
128B Kingston Street
Nashville, TN 37207

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 20 day of November, 2024 (the "Effective Date") between Cal Rat on Kingston St LLC (the "Grantor"), a limited liability company whose mailing address is 2310 Elliott Ave, 820, Nashville, TN 37204, and Calvit Ratcliffe (the "Grantee") whose mailing address is 128B Kingston Street, Nashville, TN 37207.

WITNESSETH, that the Grantor, for and in consideration of the sum of $0.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Property having Lot No.Unit B 128 Kingston Street, with the Section No., and having the following description. A certain unit located in Davidson County, TN being known and designed as Unit No. B of 128 Kingston Street, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restricting establishing 128 Kingston Street, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20171116-0117698, in the Registrar's office for Davidson County, TN and with said Unite being on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration. Source of Title 20211222-0169410.

The Property will be held as sole ownership.

The Property is the homestead of the Grantor.

EXECUTED this 11/20/2024.

Cal Rat on Kingston St LLC		Calvit Ratcliffe Owner/Manager/Director
Grantor Name	**Representative** Signature	**Representative** Name and Title

Grantee Signature	Calvit Ratcliffe **Grantee** Name
Witness 1 Signature	Broderick O'Connell **Witness 1** Name (Print)
Witness 2 Signature	Parrvsh Ahmed **Witness 2** Name (Print)

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF TENNESSEE.

COUNTY OF DAVIDSON.

On this day, personally appeared before me R. McCliffe, Calvit to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 20 day of November 2024.

Notary's Public Signature

05/03/2027
My Commission Expires:

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00.

Affiant

Subscribed and sworn before me, this 20 day of November, 2024.

Notary

ALEXANDER CASTRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/03/2027
DAVIDSON COUNTY