Karen Johnson Davidson County
Batch# 1212503 DEEDQC
12/04/2024 10:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241204-0094113

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Keith Curcio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: Dec 4-2026
(AFFIX SEAL)

KAREN V OCANDO
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Dec. 4, 2026

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-400

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Capt. A Enterprises LLC	Same as owner	071-14-0-214.00
(NAME) 215 Bellamy Street	(NAME)	
(ADDRESS) Homer, GA 30547	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Keith Curcio**, a married man, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Capt. A Enterprises LLC**, a Georgia limited liability company (the "**Grantee**"), its successors and assigns, all his right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 1422 Napoleon Street, Nashville, TN 37207.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 29 day of November, 2024.

GRANTOR:

Keith Curcio

STATE OF GEORGIA)
COUNTY OF Gwinnett)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Keith Curcio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of November, 2024.

KAREN V OCANDO
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Dec. 4, 2026

Notary Public

My Commission Expires: Dec 4.2026

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, Being Unit No. 11, together with the appurtenant interest in the common elements of Raven, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions for Veritas Nashville (now known as Raven), a Planned Unit Development, of record as Instrument No. 20220401-0038293, Register's Office for Davidson County, Tennessee, as amended by the First Amendment to Declaration of Raven, of record as Instrument No. 20221228-0133029, said units being depicted on Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Keith Curcio, a married man, by Special Warranty Deed from 1110 Baptist Partners, a Tennessee general partnership, of record in Instrument No. 20231003-0077827, in the Register's Office of Davidson County, Tennessee, dated October 2, 2023, and recorded on October 3, 2023.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 November 29, 2024.

Signature
Date: December 4, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 4th day of December, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025