Karen Johnson Davidson County
Batch# 1213516 DEEDQC
12/09/2024 02:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241209-0095491

THIS INSTRUMENT PREPARED BY: **Michael R. Griffin** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. **AFFIANT** Subscribed and sworn to before me, this 6th day of December, 2024. Notary Public My Commission Expires: 1-11-26

LYNNE B. JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 11, 2026

Address New Owners As Follows:
CJC Holdings Trust
5105 Alabama Avenue
Nashville, TN 37209

Send Tax Bills To:
SAME

Map-Parcel Number:
093061M02600CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **515 CHURCH 3111, LLC, A SERIES OF CJC PROPERTIES SERIES, LLC**, a Tennessee limited liability company ("Grantor"), 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 of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **CJC HOLDINGS TRUST, DATED FEBRUARY 2, 2022**

("Grantee"), all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 3111, of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946, and amended in Instrument No. 20181009-0099878, Instrument No. 20191016-0106180, and Instrument No. 20210302-0027008, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to each of the units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium of record as Instrument No. 20171218-0128946, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium for a more complete identification and description of the Unit.
>
> Being the same property conveyed to 515 Church 3111, LLC, a Series of CJC Properties Series, LLC, a Tennessee limited liability company, by deed from Amy Kay Marie Cinelli, Trustee of the CJC Holdings Trust, dated February 2, 2022, of record as Instrument No. 20230915-0072562, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 515 Church Street, #3111, Nashville, TN 37219.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

{Signature page to follow}

[The remainder of this page is intentionally left blank.]

WITNESS my hand this 4th day of December, 2024.

515 CHURCH 3111, LLC,
A SERIES OF CJC PROPERTIES SERIES, LLC,
a Tennessee limited liability company

By: _____
Charles J. Cinelli, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES J. CINELLI**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 4th day of December, 2024.

_____
Notary Public

My Commission Expires: 07/03/2028

MICHAEL R. GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03 2028

True Copy Certification

I, Michael R. Griffin, 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 December 4, 2024.

Affiant Signature

Date: December 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this the 6th day of December, 2024.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

