Karen Johnson Davidson County
Batch# 1213516 DEEDQC
12/09/2024 02:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241209-0095492

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:	**Send Tax Bills To:**	**Map-Parcel Number:**
Charles J. Cinelli 5105 Alabama Avenue Nashville, TN 37209	SAME	093061M02600CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **AMY KAY MARIE CINELLI, TRUSTEE OF THE CJC HOLDINGS TRUST, DATED FEBRUARY 2, 2022** ("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 **CHARLES J. CINELLI** ("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 CJC Holdings Trust, dated February 2, 2022, by deed from 515 Church 3111, LLC, a Series of CJC Properties Series, LLC, a Tennessee limited liability company, of record as Instrument No. ___202412090095491_____, 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.

Amy K. Marie Cinelli, Trustee of the
CJC Holdings Trust, dated February 2, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **AMY K. MARIE CINELLI, TRUSTEE OF THE CJC HOLDINGS TRUST, DATED FEBRUARY 2, 2022**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 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

