This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch # 1217807 DEEDQC
12/18/2024 02:42:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241218-0098371

Name and Address of New Owner:	Send Tax Bills to:	Property Identification:
Focus Properties / Tennessee, LLC 1211 Sixteenth Avenue, S. Nashville, TN 37212	-same-	117030A01200CO

QUIT-CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CLAIBORNE K. McLEMORE III (the "Grantor") has this day bargained and sold, and does hereby convey and transfer to FOCUS PROPERTIES / TENNESSEE, LLC, a Tennessee limited liability company, its successors and assigns forever, all the Grantor's right, title and interest in certain real estate situated in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being Unit 12 on the Plan of Versailles, of record in Plat Book 5050, page 80, as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof; together with the appurtenant interest in the common elements of Versailles Apartments, a horizontal property regime established by Master Deed and Bylaws of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, amended in Book 7770, page 955 and Book 8434, page 719, said Register's Office.

BEING the same property conveyed to the Grantor by deed of record as Instrument #20180205-0011230, in the Register's Office for Davidson County, Tennessee.

This subject property is subject to:

1. Such matters affecting it as may appear of record; and
2. any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to it; and
3. property taxes for the current year which have been pro-rated and assumed by the Grantee.

THIS IS improved property known generally as 3000 Hillsboro Pike, Unit #12, Nashville, Tennessee 37215.

THE Grantor is married, but neither the Grantor, his wife nor any dependent of his has ever occupied the subject property as a personal residence.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor has made this instrument, as of the 16th day of December, 2024.

CLAIBORNE K. MCLEMORE III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, Dawn E. Wright Notary Public of this county, CLAIBORNE K. McLEMORE III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of December, 2024.

Dawn E. Wright
Notary Public

My commission expires: 06/20/2028

DAWN E WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-20-2028

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Affiant

Sworn to and subscribed before me, this the 16th day of December, 2024.

Dawn E. Wright
NOTARY PUBLIC

My commission expires:

06/20/2028

DAWN E WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-20-2028