Karen Johnson
Batch # 1218216
12/19/2024 08:45:03 AM
Fees $12.00 Taxes $0.00

Davidson County
DEEDQC
2 pgs

20241219-0098518

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 16th day of December, 2024* *Notary Public* *My commission expires: 6/18/28*

NICOLE LAWRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-18-2028

QUITCLAIM DEED

Name and Address of New Owner: NPDR Holdings, LLC 1516 E. North Street Tampa, FL 33610	
Send Tax Bills To: Same	
Street Address of Subject Property: 1614 A Long Avenue Nashville, TN 37206	**Map and Parcel:** 094-02-0C 002.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAVID W. RUTLEDGE, MARRIED (PREVIOUSLY UNMARRIED),** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **NPDR HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenant interest in the common elements of 1614 Long Avenue Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20140827-0077990 amended in Instrument No. 20141126-0109076, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 219 on the Plan of Edgefield Land Company's First Division of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David W. Rutledge, unmarried (now married), from Justin Emmanuel, married and Anthony Emmanuel, married, as tenants-in-common, by Deed dated July 10, 2015, Instrument Number 20150713-0067766, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 12/5/2024.

DAVID W. RUTLEDGE

STATE OF FLORIDA]
COUNTY OF Orange **]**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **DAVID W. RUTLEDGE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at 12/5/2024, the day and year first above written.

BRITTANY JONES
Notary Public - State of Florida
Commission # HH 480152
My Comm. Expires Jan 11 2028
Bonded through National Notary Assn.

NOTARY PUBLIC
