QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24654035

Karen Johnson Davidson County
Batch# 1220982 DEEDQC
12/27/2024 02:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241227-0100639

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Tim Robbins**
Address of New Owner(s): **305 Church Street, Apt 304, Nashville, TN 37201**
Property ID NUMBER: 093061E30500CO

THIS INDENTURE, made and entered into this 21st day of December, 2024, by and between **JUMAJA SEACOAST, LLC, a New Hampshire Limited Liability Company,** party of the first part ("Grantor"), and **Tim Robbins, a single Man,** party of the second part ("Grantee"),

WITNESSETH: That for and in consideration of Zero Dollars and No Cents ($0.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

For Information Purposes Only:

Being the same property conveyed to Jumaja Seacoast, LLC, by deed dated October 17, 2023 of record in Deed Instrument/Case No. 20231020-0082283, in the County Clerk's Office

TMS: 093061E30500CO

Property Address: 305 Church Street, Apt 304, Nashville, TN 37201

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 74400594 QC101 01 0104

WITNESS the signature of the said party of the first part the day and year first above written.

JUMAJA SEACOAST, LLC, a New Hampshire Limited Liability Company

By: Timothy J. Robbins a/k/a Tim Robbins, Sole Member

STATE OF New Hampshire

COUNTY OF Hillsborough **Acknowledgement**

On this 21 day of Dec, 2024, before me personally appeared Timothy J. Robbins, Sole Member of JUMAJA SEACOAST, LLC, a New Hampshire Limited Liability Company, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 21 day of Dec, 2024.

Signature of Notary Public

DEAN C POMPER
Notary Public - New Hampshire
My Commission Expires Oct 19, 2027

MCD 74400594 QC101 01 0104

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 67-4-409. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 67-4-409(1)(D)**

Affiant

Subscribed and sworn to before me this 21 day of Dec, 2024

Notary Public Signature
My commission expires: 10/19/2027

DEAN C POMPER
Notary Public - New Hampshire
My Commission Expires Oct 19, 2027

MCD 74400594 QC101 01 0104

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 093061E30500CO

Land situated in the County of Davidson in the State of TN

BEING UNIT NO. 304 OF THE BANNER BLOCK CONDOMINIUMS, AS ESTABLISHED PURSUANT TO ALL THE PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT" AS THE SAME IS SET OUT IN SECTIONS 66-27- 101 ET SEQ. OF THE TENNESSEE CODE ANNOTATED, AS AMENDED, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; AND IS SUBJECT TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREON; AND ALSO INCLUDING WITHOUT LIMITATIONS ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN MASTER DEED AND BY-LAWS ESTABLISHING A HORIZONTAL PROPERTY REGIME OF THE BANNER BLOCK CONDOMINIUMS, OF RECORD AS INSTRUMENT NO. 20050527-0060419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20050927-0115946; BY SECOND AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20060728-0091581, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; BY THIRD AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20060731-0092812, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; BY FOURTH AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20060907-0110529, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; BY FIFTH AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20061013-0127441, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUCH FIFTH AMENDMENT BEING RE-RECORDED AS INSTRUMENT NO. 20061027-0133858, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND BY SIXTH AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20180315-0024341, UNDER THE SIXTH AMENDMENT, 305 CHURCH STREET, UNIT 303 WAS RECONFIGURED TO ADD ITS SECOND FLOOR LEVEL TO 305 CHURCH STREET, UNIT 304 OWNED BY GRANTEE AND THE INTENT OF IS THAT THE GRANTEE NOW OWNS ALL OF 305 CHURCH STREET, UNIT 304 AS RECONFIGURED BY THE SIXTH AMENDMENT, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Commonly known as: 305 Church St, Apt 304, Nashville, TN 37201-1711

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Jumaja Seacoast, LLC, by deed dated October 17, 2023 of record in Deed Instrument/Case No. 20231020-0082283, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 12/21/2024 (date of document).

Affiant Signature

Dec 23, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 23 day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE