AFTER RECORDING RETURN TO:
Coast-To-Coast Title and Escrow Services, LLC
10863 Park Blvd Ste 10
Seminole, FL 33772
File No. 24-119298-TN-R

Karen Johnson Davidson County
Batch# 1221745 DEEDQC
12/30/2024 03:10:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20241230-0101188

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 071-16-0L-001-00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 26 day of December, 2024, by and between **Elite Contracting & Properties, LLC, a Tennessee Limited Liability Company,** located at 661 Lemont Drive, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Elite Terra, LLC a Tennessee Limited Liability Company,** located at 661 Lemont Drive, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1400 North 6th Street, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 09/08/2023, under Instrument Number 20230908-0070587, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Elite Contracting & Properties, LLC, a Tennessee Limited Liability Company

Name: **Phillip Taylor**
Title: **Member**

STATE OF TN
COUNTY OF Davidson

Before me, Ella K. Butler, a Notary Public, of the State and County mentioned, personally appeared Phillip Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Elite Contracting & Properties, LLC, a Tennessee Limited Liability Company, the within named Grantor and that such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville TN, this 26 day of December, 2024.

Ella K. Butler
Notary Public

My Commission expires: 07/03/2028

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Elite Contracting & Properties, LLC, a Tennessee Limited Liability Company

Eric Taylor managing member
Name: **Eric Taylor**
Title: **Member**
managing

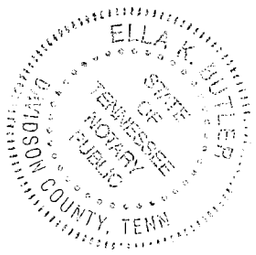
STATE OF TN
COUNTY OF Davidson

Before me, Ella K. Butler, a Notary Public, of the State and County mentioned, personally appeared Eric Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Elite Contracting & Properties, LLC, a Tennessee Limited Liability Company, the within named Grantor and that such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, this 26 day of December, 2024.

Ella K. Butler
Notary Public

My Commission expires: 07/02/2028



VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Eric Taylor
Affiant

Print Name: Eric Taylor

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 26 day of December, 2024.

Ella K. Butler
Notary Public
My Commission Expires: 07/03/2028

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:

Elite Terra, LLC a Tennessee Limited Liability Company
661 Lemont Drive, Nashville, TN 37216

Name and address of property owner:

Elite Terra, LLC a Tennessee Limited Liability Company
661 Lemont Drive, Nashville, TN 37216

EXHIBIT A
LEGAL DESCRIPTION

The following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Units A&B of Homes at Fourteen Hundred North Sixth Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Fourteen Hundred North Sixth Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220823-0095084 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Fourteen Hundred North Sixth Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220823-0095084, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Parcel ID Number: 071-16-0L-001-00

Property commonly known as: 1400 North 6th Street, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Jeff Carey, 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 12/26/24 (date of document).

Affiant Signature

12/27/24
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 27 day of Dec, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

JAMES WEST
Commission # HH 147606
Expires June 30, 2025
Bonded Thru Troy Fain Insurance 800-385-7019