QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1230892 DEEDQC
01/28/2025 08:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250128-0006243

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

This Instrument Prepared By:
COLLINS LEGAL, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
178 2ND Ave N 408 LLC	**NEW OWNER**	**093024A40800CO**
2496 Sierra Oak Drive **Colorado Springs, Colorado 80919**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 27 day of January, 2025, the undersigned, **CHRISTOPHER SCOTT RATHER and ELIZABETH K. RATHER**, Husband and Wife (collectively, the "*Grantors*"), have bargained and sold, and by these presents do transfer and quitclaim to **178 2ND AVE N 408 LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **178 2ND AVENUE NORTH, UNIT 408, NASHVILLE, TENNESSEE 37201**, and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee being Unit No. 408 of The Quarters Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennesee Code Annotated, under the Master Deed establishing The Quarters Condominiums of record in Instrument Number 20050902-0106149, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 therefor; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Christopher Scott Rather and Elizabeth K. Rather, husband and wife, by Warranty Deed dated November 25, 2020, from Millennium Trust Co., LLC Cust. FBO Michael J. Luthi IRA 88%, and Millenium Trust Co., LLC Cust. FBO Lisa J. Luthi IRA 12%, Tenants in Common, and recorded on December 8, 2020, as Instrument No.20201208-0142469, in said Register's Office.

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This improved property more commonly known as 178 2nd Avenue North, Unit 408, Nashville, Tennessee 37201.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 27 day of January, 2025.

GRANTOR: CHRISTOPHER SCOTT RATHER

SIGNER: Christopher Scott Rather

GRANTOR: ELIZABETH K. RATHER

SIGNER: Elizabeth K. Rather

STATE OF COLORADO)
COUNTY OF EL PASO)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Christopher Scott Rather** and **Elizabeth K. Rather,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 27 day of January, 2025.

Notary Public

10/05/2027
My Commission Expires

PEDRO LUIS MURENO DAVILA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234037759
MY COMMISSION EXPIRES 10/05/2027

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 January 27, 2025.

Affiant Signature

1/27/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this _____ day of _____, 2_____.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

