QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF December 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 11-08-2028

Karen Johnson
Batch # 1233331
02/04/2025 11 27 06 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250204-0008360

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Button Investments LLC	**Same as New Owner**	
(NAME) **320B Lutie Street**	(NAME)	**119 05 0A 002.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW ANTHONY BUTTON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BUTTON INVESTMENTS LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit 2 of 320 Lutie Street Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 320 Lutie Street Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No 20170531-0054046 and as Amended in Instrument No 20190115-0003985 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 320 Lutie Street Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 20170531-0054046 and as Amended in Instrument No 20190115- 0003985 , 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.

Being the same property conveyed to Matthew Anthony Button, by Warranty Deed from J Kelvin Pennington, married, of record in Instrument No 20241119-0089817, Register's Office for Davidson County, Tennessee The aforementioned Property is not nor was ever the primary residence of the Grantor.

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as: **320B Lutie Street, Nashville, Tennessee 37210**

Witness my/our hand(s) this the 19 day of December, 2024

Matthew Anthony Button

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW ANTHONY BUTTON, 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/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 19 day of December, 2024

Notary Public
My Commission Expires. _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212