Karen Johnson Davidson County
Batch# 1239596 DEEDQC
02/21/2025 11:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250221-0012997

QUITCLAIM DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF February, 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)
SOUTHEAST INVESTMENT CAPITAL GROUP, LLC (NAME)	**NEW OWNER** (NAME)	**117 03 1A 001.00**
2006 ACKLEN AVE, UNIT 120556 NASHVILLE, TN 37212 (ADDRESS)	(ADDRESS)	

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 18th day of February, 2025, the undersigned, **SOUTHEAST CG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **SOUTHEAST INVESTMENT CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **2712 SHARONDALE COURT, UNIT A, NASHVILLE, TN 37215** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 2712A - 2712B SHARONDALE DRIVE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2712A - 2712B SHARONDALE DRIVE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20221005-0109890, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Southeast CG, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from 9th Ave Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20241004-0077376 (as corrected in Instrument No. 20250107-0001143), in the Register's Office of Davidson County, Tennessee, dated September 27, 2024 and recorded on October 04, 2024.

Being a part of the same property conveyed to 9th Ave Nashville, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from Amani Kelly, of record in Instrument No. 20230804-0060554, in the Register's Office of Davidson County, Tennessee, dated August 03, 2023 and recorded on August 04, 2023.

Being a part of the same property conveyed to Amani Kelly, by Warranty Deed from Baljit Baidwan, married, of record in Instrument No. 20201203-0140631, in the Register's Office of Davidson County, Tennessee, dated October 30, 2020 and recorded on December 03, 2020.

This improved property more commonly known as 2712 Sharondale Court, Unit A, Nashville, TN 37215.

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 18 day of February, 2025.

GRANTOR: SOUTHEAST CG, LLC
BY: AMANI KELLY
ITS: REGISTERED AGENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of, the within named Grantor, a duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the as Registered Agent.

WITNESS my hand, at office, on this 18 day of February, 2025.

Notary Public

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/24/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover 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 **February 18th, 2025**

Affiant Signature

02/18/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **18th** day of **February**, 20**25**.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY