QUITCLAIM DEED

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

AJ-QCD-25-1325-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

April Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Unit2, LLC	**New Owner**	**082090W00200CO**
(NAME) **7661B Charlotte Pike**	(NAME)	
(ADDRESS) **Nashville, TN, 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1242262 DEEDQC
02/28/2025 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250228-0015212

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SEAN PATRICK GROARK AND JULIA CORBY GROARK ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

UNIT2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2 ON THE PLAT OF GERMANTOWN COMMONS UNITS ATTACHED AS EXHIBIT "D" TO THE DECLARATION FOR GERMANTOWN COMMONS, A CONDOMINIUM, OF RECORD IN INSTRUMENT NUMBER 20131029-0112391, AS CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NUMBER 20140117-0005032, AND AMENDED IN INSTRUMENT NUMBER 20141003-0092050, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALL TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT, TOGETHER WITH THE WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET ON EXHIBIT 'E" TO THE AFOREMENTIONED DECLARATION AS TO SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO SEAN PATRICK GROARK AND JULIA CORBY GROARK, BY QUITCLAIM DEED, FROM SARAH CARROLL, OF RECORD IN INSTRUMENT NO. 20200702-0071946, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1325 5th Ave N, #2, Nashville, TN, 37208.**

Witness our hands this the 24 day of February, 2025.

Sean Patrick Groark
SEAN PATRICK GROARK

STATE OF Alabama)
COUNTY OF Madison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SEAN PATRICK GROARK**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of February, 2025.

Rita C. Holliday
Notary Public

My Commission Expires: 3/2/25

RITA C. HOLLIDAY NOTARY PUBLIC ALABAMA STATE AT LARGE

Julia Corby Groark
JULIA CORBY GROARK

STATE OF Alabama)
COUNTY OF Madison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIA CORBY GROARK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of February, 2025.

Rita C. Holliday
Notary Public

My Commission Expires: 3/2/25

RITA C. HOLLIDAY NOTARY PUBLIC ALABAMA STATE AT LARGE

I, Adam H. Jefferson, 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 28, 2025 (date of document).

Affiant Signature

Date 2-28-2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028