Karen Johnson Davidson County
Batch# 1243197 DEEDQC
03/05/2025 02:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250305-0016722

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

DAVIDSON COUNTY MACKENZIE NUNNELLY STATE OF TENNESSEE NOTARY PUBLIC

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 5 DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-8-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2246 Whites Creek Pike, LLC	NEW OWNER	070 04 0 A 002.00CO
(NAME)	(NAME)	
480 Duke Drive, Suite 250 Franklin, TN 37067	(SAME)	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **2246 WHITES CREEK PIKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all right, title, and interest unto, **2244 WHITES CREEK PIKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain Unit located in Davidson County, Tennessee, being known and designated as Unit 2, Homes at 2236 Whites Creek Pike, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 2236 Whites Creek Pike, a Horizontal Property Regime, of record in Instrument No. 20210303-0027346, in the Register's Office for Davidson County, Tennessee, and with said Units 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 portion of the same property conveyed to Cornerstone Investments, Inc., a Tennessee corporation, from NashvilleRealtyGroup.com, LLC, a Tennessee limited liability company, by Warranty Deed dated March 23, 2021, recorded March 25, 2021, in Instrument No. 20210325-0039714, in the Register's Office of Davidson County, Tennessee.

Further being the same property erroneously conveyed to 2246 Whites Creek Pike, LLC, a Tennessee limited liability company, from Cornerstone Investmenets, Inc, a Tennessee corporation, by Quitclaim Deed recorded April 2, 2024, in Instrument No. 20240402-0023192, in the Register's Office of Davidson County, Tennessee. Said Quitclaim Deed was executed with the intention of conveying Unit 1, but contained an error in the legal description.

The purpose of this Quitclaim Deed is to convey any unintended ownership interest in unit 2, from Grantor herein to Grantee herein.

This is **improved** property, known as 2244 Whites Creek Pike, Nashville, TN 37207
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness my/our hand(s) this 5 day of March, 2025.

2246 WHITES CREEK PIKE, LLC, a Tennessee limited liability company

By: _____

Printed Name: Adam LaFever
Title: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mackenzie Hudson, the undersigned Notary Public of the state and county mentioned, personally appeared Adam LaFever (name), 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 Authorized Agent (title) of **2246 WHITES CREEK PIKE, LLC,** the within named bargainor, a Limited Liability Company, and that such Adam LaFever (name) as such Authorized Agent (title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent (title).

Witness my hand and seal, at office in Nashville, this 5 day of March, 2025.

_____
Notary Signature

Printed Name: Mackenzie Hudson

My commission expires: 9-8-25

STATE OF TENNESSEE NOTARY PUBLIC
MACKENZIE HUDSON
DAVIDSON COUNTY

Certificate of Authenticity

I, Madison Woodson ("Affiant"), 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 03/05/2025 (date).

Affiant Signature

03/05/2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 5 day of March, 2025

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal

