QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1245623 DEEDQC
03/11/2025 08:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250311-0018109

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 ME ON THE 3rd DAY OF March, 20 25

Nichole Dowling

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11.26.2028

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 11-26-2028

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203 File No.: 340225

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Enchante, LLC **Guerrier Development, LLC** **332 Lellyett Ave.** **Nashville, TN 37206**	SAME AS NEW OWNER	071 07 0X 004.00 (Unit 1) 071 07 0X 003.00 (Unit 2) 071 07 0X 002.00 (Unit 3) 071 07 0X 001.00 (Unit 4) 071 07 0X 005.00 (Unit 5) 071 07 0X 006.00 (Unit 6) 071 07 0X 007.00 (Unit 7) 071 07 0X 008.00 (Unit 8) 071 07 0X 009.00 (Unit 9) 071 07 0X 010.00 (Unit 10) 071 07 0X 011.00 (Unit 11)

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **ENCHANTE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **ENCHANTE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, my right, title and interest, unto, hereinafter referred as Grantee, their Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, of Enchante Townhomes, a Horizontal Property Regime with Private Elements, 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 Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Enchante Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument

No. 220230316-0019002, 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 thereof; said Units being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

BEING the same property conveyed to Enchante, LLC, a Tennessee limited liability company, by Warranty Deed from Lawrence Cammon, a married man, dated December 9, 2021, recorded on December 20, 2021, of record in Instrument Number 20211220-0167918, Register's office for Davidson County, Tennessee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO THE STATE OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION HEREIN, THAT NO TITLE INSURANCE IS BEING PROVIDED AND NONE WAS REQUESTED, AND NO LEGAL REPRESENTATION WAS REQUESTED OR OFFERED IN THE PREPARATION OF THE SAME.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is improved property known as 106 Grizzard Avenue, Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Nashville, TN 37207.

Witness our/my hand on the 28th day of February, 2025.

Enchante, LLC, a Tennessee limited liability company

By: Elde Guerrier
Its: Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Elde Guerrier, Manager of Enchante, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Manager of Enchante LLC, a Tennessee limited liability company, and that they are authorized by Enchante, LLC, to execute this instrument on its behalf as such limited liability company.

Witness my hand and official seal this 28 day of February, 2025.

Notary Public
My commission expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kimberly Hollingshead, 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 3.4.2025.

Kimberly Hollingshead, Esq.

March 4, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of March, 2025.

Nichole Dowling

Notary Signature

My Commission Expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028