Karen Johnson Davidson County
Batch# 1252462 DEEDQC
03/27/2025 08:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250327-0022871

**THIS INSTRUMENT PREPARED BY:**

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| MUSICA 8 STR LLC and<br>GJL Properties, LLC<br>4017 Sunnybrook Drive<br>Nashville, TN 37205 | New Owner(s) | 104-04-0-092.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MUSICA 8 STR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **MUSICA 8 STR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND GJL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, its successors and assigns, all of its right, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being Unit No. 8 established pursuant to the Declaration of Covenants, Conditions and Restrictions for Musica Townhomes, a Planned Unit Development of record in Instrument No. 20240805-0059509, in the Register's Office for Davidson, Tennessee, and being shown on the Plat attached to said Declaration as Exhibit "B", to which reference is hereby made for a more complete description of the property.**

**Being part of the same property conveyed to 1010 18 Avenue South, LLC, a Delaware limited liability company by Warranty Deed from Neon Sky Properties, a Tennessee general partnership of record in Instrument No. 20190610-0055215 Register's Office for Davidson County, Tennessee, dated June 7, 2019 and recorded on June 10, 2019.**

**Being part of the same property conveyed to 1010 18 Avenue South, LLC, a Delaware limited liability company by Quitclaim Deed from Neon Sky Properties, a Tennessee general partnership of record in Instrument No. 20190610-0055216 Register's Office for Davidson County, Tennessee, dated June 7, 2019 and recorded on June 10, 2019.**

**Being part of the same property conveyed to MUSICA 8 STR, LLC A Tennessee Limited Liability Company by Warranty Deed from 1010 18 Avenue South, LLC, a Delaware limited liability of Record in Instrument No. 20240903-0067657 Register's Office for Davidson County, Tennessee, dated August 20, 2024 and recorded on September 3, 2024.**

**Being also known as 1010 18th Avenue South Unit 8, Nashville, TN 37212.**

STATE OF STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 24th day of March, 2025.

Affiant

My commission expires: 9-7-26
(Affix Seal)

Notary Public

SARAH HAZLEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this____ day of _____, 2025.

**MUSICA 8 STR LLC**

By: _____
Jerry Lynch, Member

By: _____
Mackenzie Laurino, Member

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jerry Lynch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of **Musica 8 STR, LLC**, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal _____ day of FEB 2 5 2025, 2025.

RYAN M. NAGATORI NOTARY 04-467 PUBLIC STATE OF HAWAII

_____
Notary Public

My Commission Expires:
RYAN M. NAGATORI
EXPIRATION: AUG. 29, 2028

RYAN M. NAGATORI
EXPIRATION: AUG. 29, 2028
NOTARY CERTIFICATE, STATE OF HAWAII
Doc. Description/ID: Quitclaim Deed
Doc. Date: Undated Pages: 2
Notary Name: [illegible] 1st Circuit
Notary Signature: FEB 2 5 2025 Cert. Date

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Mackenzie Laurino**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member of **Musica 8 STR, LLC**, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal _____ day of_____, 2025.

_____
Notary Public

My Commission Expires:

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5th day of March, 2025.

**MUSICA 8 STR LLC**

By: _____
Jerry Lynch, Member

By: _____
Mackenzie Laurino, Member

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jerry Lynch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of **Musica 8 STR, LLC**, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal _____ day of _____, 2025.

_____
Notary Public

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Mackenzie Laurino**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member of **Musica 8 STR, LLC**, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal 5th day of March, 2025.

Lisa Lucas Littlejohn
Notary Public

My Commission Expires:
Sept. 07, 2026

LISA LUCAS LITTLEJOHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 March 24. 2025.

Affiant Signature

27th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

