Karen Johnson Davidson County
Batch# 1255709 DEEDQC
04/02/2025 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250402-0025011

QUITCLAIM DEED

JG-GBERG-25-BMORE

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 27 DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-3-25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
25 Props Nashville, LLC, A Delaware Limited Liability Company	**NEW OWNER**	
(NAME) **3777 Peachtree Rd. NE, Apt. 1731,**	(NAME)	**104-12-0E-003.00-CO**
(ADDRESS) **Brookhaven, GA 30319**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SHOOTING STAR CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **25 PROPS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3, as shown on the plan of Parker House Condominium, a Horizontal Property Regime, filed as Exhibit D to and established by the Master Deed of record in Instrument 20061211-0152323, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Shooting Star Capital, LLC, a Tennessee limited liability company by Warranty Deed from Andrea Allison Flippen, Trustee and Murphree Shaw Flippen, Trustee of the Flippen Family Trust of record in Instrument No. 20210105-0001556 Register's Office for Davidson County, Tennessee, dated December 31, 2020 and recorded on January 5, 2021.

(2113 Acklen Avenue Unit 3, Nashville, TN 37212 and Map/Parcel 104-12-0E-003.00-CO – Address and Parcel included for informational purposes only)

This is **improved** property known as: **2113 Acklen Avenue Unit 3, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 27 day of March 2025

Shooting Star Capital, LLC

By: Mitchell S. Greenberg, Manager/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL S. GREENBERG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER/MEMBER of SHOOTING STAR CAPITAL, LLC, the within named bargainor, a limited liability company, and that he/she as such MANAGER/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27 day of March, 2025.

Notary Public

My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, John Gleaves, 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 27, 2025 (date of document).

Affiant Signature

Date: March 27, 2025

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 6-8-2027

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM