Karen Johnson Davidson County
Batch# 1259987 DEEDQC
04/15/2025 08:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250415-0028401

QUITCLAIM DEED

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 1st DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/11/26
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/11/2026
DAVIDSON COUNTY

B-QCD-25-542-203

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)
Ewing Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**105111O02500CO**
P.O. Box 159038		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUTHGATE COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **EWING HOLDINGS, LLC,** hereinafter called the Grantee, its 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. 25 on the Plan of Southgate Commons, a Condominium development, as attached as Exhibit D to the Declaration of Covenants, conditions, and Restrictions of Southgate Commons Condominiums, a Condominium development, of record in Instrument # 20200427-0043800, as amended in Instrument # 20200513-0049627, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company by Warranty Deed from The Cumberland Holdings Company, LLC, a Tennessee limited liability company of record in Instrument No. 20191028-0110250, Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 28, 2019.

Being a portion of the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company from Southgate Commons, L.L.C., a Tennessee limited liability company by Quitclaim Deed dated May 26, 2020 and recorded May 27, 2020 in Instrument No. 20200527-0054283, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **542 Southgate Avenue #203, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 1st day of April, 2025.

Southgate Commons, LLC, a Tennessee limited liability company

Anthony E. Ewing, ~~Authorized Member~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY E. EWING, 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 AUTHORIZED MEMBER of SOUTHGATE COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of April, 2025.

Angela D Jones
Notary Public

My Commission Expires: 7/6/2026

ANGELA D JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

CERTIFICATE OF AUTHENTICITY

I, Camille Woods, 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 4/1/25.

Date

Affiant Signature

4/1/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April, 2025.

Notary's Signature

My Commission Expires: 1/11/26
Date

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

Notary's Seal (if on paper)