Karen Johnson Davidson County
Batch# 1272838 DEEDQC
05/14/2025 06:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250514-0037767

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Address New Owner as Follows:
Carson 13 STR LLC,
2176 CARSON STREET #13
NASHVILLE, TN 37211

Send Tax Notices to:
Carson 13 STR LLC
2176 CARSON STREET #13
NASHVILLE, TN 37211

Map-Parcel Numbers
105-16-0S-024.00

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

THIS QUITCLAIM DEED, made this 7 day of May 2025, by Grantor, **Carson 13 STR, LLC, a Tennessee limited liability company,** whose tax mailing address is **2176 CARSON STREET #13, NASHVILLE, TN 37211,** for consideration paid, quitclaims to **Carson 13 STR LLC, a Tennessee limited liability company**, Grantee(s), whose address is 2176 CARSON STREET #13, NASHVILLE, TN 37211

WITNESSETH, That the said Grantor, having been duly authorized by a resolution of its board of directors or otherwise, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, does by these presents hereby convey, remise, release and forever **QUITCLAIM** unto the said Grantee(s), and its successors and assigns, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described tract of land in the County of DAVIDSON, State of Tennessee, to wit:

Legal Description: Land in Davidson County, Tennessee, being Unit No. 24, on the plan of Cityview South, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Cityview South, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210222-0020915, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same premises conveyed to Carson 13 STR, LLC, a Tennessee limited liability company, by Deed dated 04/22/2024, and recorded on 04/23/2024 as Instrument No., 20240423-0029070 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Parcel No.: 105-16-0S-024.00
Commonly Known As: 2176 CARSON STREET #13, NASHVILLE, TN 37211
This instrument was prepared without the benefit of a title examination.

The word "Grantee(s)" as used herein shall include the plural where appropriate, and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, the said Grantor has signed these presents on 5/7/2025.

Carson 13 STR, LLC, a Tennessee limited liability company

By: _____
Name: Mackenzie Laurino
Title: Member

By: _____
Name: Blair Troy
Title: Member

STATE OF Tennessee)
COUNTY OF Davidson)

The foregoing instrument was acknowledged before me this 7 day of May, 20 25, by Mackenzie Laurino, Blair Troy, who is ~~personally~~ known to me (or satisfactorily proven) to be the members of **Carson 13 STR, LLC, a Tennessee limited liability company** the Grantor herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me, Derrick M Bradshaw

_____
Notary Public
My Commission Expires: 1-24-2028

Recordation Requested By/Return to:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806
File No. NSWREF25826117

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to before me this the 7 day of May, 2025.

Notary Public

My commission expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sandra Robles, 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 May 7, 2025 (date of document).

Affiant Signature

5/12/25
Date

State of California

County of Orange

Sworn to and subscribed before me this 12 day of May, 2025.

CHUONG A. LAM
Notary Public - California
Orange County
Commission # 2490550
My Comm. Expires Jun 15, 2028

Notary's Signature

MY COMMISSION EXPIRES: June 15, 2028

NOTARY'S SEAL