This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24371-DJ

Karen Johnson Davidson County
Batch# 1288453 DEEDQC
06/23/2025 11:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250623-0048958

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 20 day of June, 2025

AMBER J. BYRAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. NOV. 01, 2026

Notary Public
My Commission Expires: 11/01/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nashville Vacation Rentals, LLC 2631 Sporting Hill Bridge Rd Thompson's Station, TN 37179	New Owner	105-9-Q-4.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Nashville Vacation Rentals, LLC, a Tennessee limited liability company** ("Grantor") does hereby quitclaim and convey unto **Pacific Premier Trust, Custodian FBO Craig Hunter and New Beginnings Investments IRA Account # 080000032987** ("Grantee"), its successors, beneficiaries, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit D, together with the appurtenant common elements of 14th Avenue South Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 14th Avenue South Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20131030-0112785; as amended in Instrument No. 20150427-0037499; and in Instrument No. 20150619-0058703, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 14th Avenue South Townhomes, provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, as amended, the plan of record in Plat Book 21, page 87, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Nashville Vacation Rentals, LLC, a Tennessee limited liability company by Quitclaim Deed from Craig A. Hunter, an unmarried, dated March 11, 2022, recorded March 14, 2022, of record in Instrument No. 20220314-0029407, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Craig A. Hunter, a married man by Quitclaim Deed from Christopher E. Schneider, a single man, dated July 10, 2020, recorded July 28, 2020, of record in Instrument No. 20200728-0082518, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1722D 14th Avenue South, Nashville, TN 37212**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of June, 2025.

GRANTOR:

Nashville Vacation Rentals, LLC,
a Tennessee limited liability company

, manager

Craig Hunter, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Craig Hunter the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Nashville Vacation Rentals, LLC, a Tennessee limited liability company, and that he, as such Manager of Nashville Vacation Rentals, LLC, a Tennessee limited liability company has executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20 day of June, 2025.

Notary Public
My Commission expires: 11/01/26

AMBER J. BYRAM
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. NOV. 01, 2026

Tennessee Certification of Electronic Document

I, **Chad Love**, 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 **June 20, 2025**.

Affiant Signature

June 20, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **20th** day of **June**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: July 26, 2025

NOTARY'S SEAL

