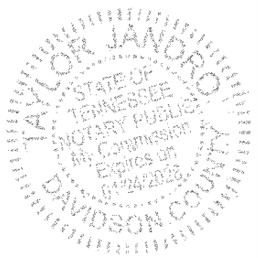
Karen Johnson Davidson County
Batch# 1351570 DEEDQC
11/26/2025 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251126-0094623

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
MANSFIELD PEAK, LLC, A SERIES OF SPRUCE PEAK, LLC (NAME)	**NEW OWNER** (NAME)	**105 16 0S 019.00**
(ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 13th day of November, 2025, the undersigned, **ALYSSA KATE CHASE AND JAMIE KRISTOPHER CHASE, WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **MANSFIELD PEAK, LLC, A SERIES OF SPRUCE PEAK, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **2176 CARSON STREET, #18, NASHVILLE, TN 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 19 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 property conveyed to Torris Investments LLC, A Tennessee Limited Liability Company, by Quit Claim Deed from Chris Gerbig, A Married Man Whose Spouse Has No Interest, of record in Instrument No. 20230720-0055981, in the Register's Office of Davidson County, Tennessee, dated July 20, 2023, and recorded on July 20, 2023.

Being the same property conveyed to Alyssa Kate Chase And Jamie Kristopher Chase, Wife And Husband, by Warranty Deed from Torris Investments LLC, A Tennessee Limited Liability Company, of record in Instrument No. **20251118-0091835**, in the Register's Office of Davidson County, Tennessee, dated **November 17, 2025**, and recorded on **November 18, 2025**.

This improved property more commonly known as 2176 Carson Street, #18, Nashville, TN 37211
.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 14th day of November, 2025.

GRANTOR: ALYSSA KATE CHASE

STATE OF Texas)
COUNTY OF Denton)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ALYSSA KATE CHASE**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 14th day of November, 2025.

Notary Public

5.21-29
My Commission Expires

KIMBERLY PAYTON
Notary ID # 133097762
My Commission Expires
May 21, 2029

GRANTOR: JAMIE KRISTOPHER CHASE
BY: ALYSSA KATE CHASE, HIS ATTORNEY-IN-FACT
Jamie Kristopher Chase,
by , his Attorney-in fact

STATE OF Texas)
COUNTY OF Denton)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **ALYSSA KATE CHASE** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **JAMIE KRISTOPHER CHASE**, of record in the Davidson County Register of Deeds as Instrument Number **20251120-0092553**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **JAMIE KRISTOPHER CHASE** the within named Grantor, an Individual residing in the state of Texas, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 14th day of November, 2025.

Notary Public

5.21-29
My Commission Expires

KIMBERLY PAYTON
Notary ID # 133097762
My Commission Expires
May 21, 2029

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 November 14, 2025

Affiant Signature

November 14, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 14 day of November, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY