This instrument was prepared by:
Ralph Z. Levy, Esq.
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1362959 DEEDQC
12/30/2025 12:15:30 PM 5 pgs
Fees: $37.00 Taxes: $0.00
20251230-0103616

QUITCLAIM DEED

FROM: LOFTS AT 30TH #312, LLC, a Tennessee limited liability company, Grantor

TO: LEANN CHERRY AND JON CHERRY, a married couple, as 50% tenants in common, Grantees

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Tax Information
Leann Cherry and Jon Cherry 701 S. Olive, #921 West Palm Beach, FL 33401	Same	Tax Map and Parcel ID 104022K31200CO

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is zero ($00.00).

Leann Cherry
Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of December, 2025.

Morgan Morello
Notary Public
My Commission Expires: 01/04/2027

MORGAN MORELLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

FOR AND IN CONS ID ERA TION OF valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LOFTS AT 30TH #312, LLC, a Tennessee limited liability company, ("Grantor"), does hereby quitclaim unto LEANN CHERRY AND JON CHERRY, a married couple, ("Grantees"), as tenants in common each having a 50% undivided interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 210 30th Avenue North, #312, Nashville Tennessee 37203.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 26th day of December 2025.

GRANTOR:

LOFTS AT 30TH #312 LLC

Leann Cherry

By: Leann Cherry
Title: Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Morgan Morello, a Notary Public of said County and State, Leann Cherry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is an authorized agent of Lofts at 30th #312 LLC, a Tennessee limited liability company, and that she executed the within instrument for the purposes therein contained, by personally signing the name of the Tennessee limited liability company as its authorized agent.

Witness my hand and seal, at Office in Nashville, Tennessee, this 26th day of December, 2025.

MORGAN MORELLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Morgan Morello

Notary Public
My Commission Expires: Jan. 4th, 2027

EXHIBIT A

PROPERTY DESCRIPTION

A certain condominium located in Davidson County, Tennessee, being Unit No. 312 of The Lofts at 30th, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Lofts at 30th, of record in Instrument Number 20211208-0162910, and amended in First Amendment to Declaration in Instrument Number 20211221-0168471, the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to Lofts at 30th #312 LLC, a Tennessee limited liability company, by deed from 30th Core, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20220411-0041525, in the Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 11, 2022.

Tennessee Certification of Electronic Document

I, Ralph Z. Levy, Jr., 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 December 26, 2025 (date of document).

Affiant Signature

December 29, 2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 29th day of December, 2025.

Notary Signature

MY COMMISSION EXPIRES: March 9, 2027

NOTARY'S SEAL

