BILL GARRETT, Davidson County
Trans:T20140075720 DEEDQC
Recvd: 10/07/14 11:34 2 pgs
Fees:12.00 Taxes:0.00
20141007-0092906

QUITCLAIM DEED

John Nick Barbosa, a single man whose address is 4129 Sinew Court, Las Vegas, NV, 89129, pursuant to the requirements of a Judgment of Divorce dated August 22, 2014 in Wayne County Circuit Court Case No. 2014-100647-DO, Hon. Lisa M. Neilson, presiding; **GRANTOR**

QUITCLAIMS to Carol Marie Barbosa, a single woman whose address is 320 Old Hickory Blvd, #2200, Nashville, Tennessee, 37221; **GRANTEE**

all of his ownership and marital interest in the following described real property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 138, Building No. 22, on the Plan of Section 5, Phase 1B, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, *et seq.* as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 19 to the Master Deed, or record in Instrument No. 20030108-0003692, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit A to the Master Deed, or record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING part of the same property conveyed to Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, by Deed from Nashville Highland, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20000831-0086325, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 *et seq.* of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a

Horizontal Property Regime of Eagle Ridge at the Reserve Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved property known as 320 Old Hickory Blvd., #2200, Nashville, TN, 37221

MAP 128-12-0-A
PARCEL 138.00 CO

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises and appurtenances, or any part thereof; pursuant to a Consent Judgment of Divorce entered in the Wayne County Circuit Court (Family Division) of Wayne County, Michigan, Case No. 14-100647-DO, Hon. Lisa M. Neilson, presiding.

John Nick Barbosa

JOHN NICK BARBOSA, Grantor

Date: September 27, 2014

STATE OF Nevada)
COUNTY OF Clark)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Nick Barbosa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath executed the foregoing instrument for the purposes therein contained, by signing his name.

Michael Turner - Notary Public
State of Nevada, County of Clark
My commission expires Oct 12 2016
Acting in the County of Clark

DRAFTED BY/RETURN TO:
Carol Marie Barbosa
320 Old Hickory Blvd #2200
Nashville, TN 37221
(702) 203-1937

SEND TAX BILLS TO Carol Marie Barbosa, 320 Old Hickory Blvd #2200, Nashville, TN 37221.

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MICHAEL TURNER
No: 12-9075-1
My Appointment Expires Oct. 12, 2016