Davidson County DEEDQC
Recvd: 03/06/15 09:28 6 pgs
Fees:32.00 Taxes:0.00
20150306-0019232

Commitment Number: 15NL04423
15WR05778

After Recording, Return To:
~~Nations Lending Services~~ WWR
9801 Legler Road
Lenexa, KS 66219
1-800-316-4682

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
MARIO L. RAMIREZ and ANDREA H. RAMIREZ, 205 31ST AVE N # 104, NASHVILLE, TN 37203

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104 02 0C 104.00

QUITCLAIM DEED

MARIO LUIS RAMIREZ, who took title as an unmarried person but who is now married, ,hereinafter grantor, whose tax-mailing address is 205 31ST AVE N, # 104, NASHVILLE, TN 37203, for $ 0 (zero) in consideration paid, grants and quitclaims to MARIO L. RAMIREZ and ANDREA H. RAMIREZ, husband and wife, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is 205 31ST AVE N, # 104, NASHVILLE, TN 37203, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:
ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 104, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF MIDTOWN LOFTS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN INSTRUMENT NO. 200506300075478, AMENDED IN INSTRUMENT NO. 200609210117372, INSTRUMENT NO. 200610160128233 AND INSTRUMENT NO. 200701240009913, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON

THE CONDOMINIUM SITE PLAT ATTACHED AS EXHIBIT "D" TO THE AFOREMENTIONED MASTER DEED. SUBJECT TO: CHARTER OF INCORPORATION OF MIDTOWN LOFTS CONDOMINIUM ASSOCIATION, INC. OF RECORD IN INSTRUMENT NO. 200612200156805, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS, INCLUDING THE AGREEMENT TO PAY ASSESSMENTS FOR THE MAINTENANCE OF COMMON AREAS, CONTAINED IN THE MASTER DEED (AND BYLAWS) FOR MIDTOWN LOFTS CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 200506300075478, AMENDED IN INSTRUMENT NO. 200609210117372, INSTRUMENT NO. 200610160128233 AND INSTRUMENT NO. 200701240009913, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TERMS AND LIMITATIONS IMPOSED BY TENNESSEE HORIZONTAL PROPERTY ACT, T.C.A. § 6627101, ET SEQ. ALL MATTERS APPEARING ON THE PLAN OF RECORD AS INSTRUMENT NO. 200506160069146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM \MIDTOWN LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY RECORDED 05/21/2007 IN DOCUMENT NUMBER 200705210060567, IN SAID COUNTY AND STATE. COMMONLY KNOWN AS: 205 31ST AVE N, # 104, NASHVILLE, TN 37203

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on February 24, 2015:

MARIO LUIS RAMIREZ

STATE OF District of Columbia
COUNTY OF District of Columbia

The foregoing instrument was acknowledged before me on February 24, 2015 by MARIO LUIS RAMIREZ who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

EUGENIA SIMPSON
Notary Public, District of Columbia
My Comm. Exp. November 30, 2015

True Copy Certification

I, Samantha Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Samantha Russell

Signature

Samantha Russell

State of Kansas

County of Johnson

Personally appeared before me, Kyle Ratliff, a notary public for this county and state, Samantha Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

John Kyle Ratliff

My Commission Expires: 2-1-17

Notary' Seal (if on paper)

JOHN KYLE RATLIFF
Notary Public
State of Kansas
My Commission Expires 2-1-17

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Kansas
County of Johnson

I/we hereby swear or affirm that the actual consideration for this transfer is 0.

Subscribed and sworn to before me

This 25 day of February, 2015.

Phillip Gossard
Affiant

Phillip Gossard
Print Name

JUSTIN CADDEL
Notary Public, State of Kansas
My Appointment Expires
8/15/2015

(Seal)

Notary Public

My commission expires: 8-15-2015

Justin Caddel
Print Name

True Copy Certification

I, Samantha Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Samantha Russell
Signature

Samantha Russell

State of KANSAS

County of Johnson

Personally appeared before me, Kyle Ratliff, a notary public for this county and state, Samantha Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

John Kyle Ratliff

My Commission Expires: 7-1-17
Notary' Seal (if on paper)

JOHN KYLE RATLIFF
Notary Public
State of Kansas
My Commission Expires 7-1-17