Prepared By:

Gilbert Simas
10805 NW Cornell Road
Portland, Oregon, 97229

Karen Johnson Davidson County
Batch# 314011 DEEDQC
11/12/2019 09:02:48 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20191112-0116078

After Recording Return To:

Gilbert Simas
10805 NW Cornell Road
Portland, Oregon, 97229

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 24, 2019 THE GRANTOR(S),

- Gilbert Simas and Natalie Risser, a formerly married couple who were divorced on December 19, 2017,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Gilbert Simas, a single person, residing at 10805 NW Cornell Road, Portland, MULTNOMAH County, Oregon 97229

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

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(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Court order from the divorce ruling.

Tax Parcel Number: 128129A15500CO

Mail Tax Statements To:
Gilbert Simas
10805 NW Cornell Road
Portand, Oregon 97229

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 11/4/19

Gilbert Simas
10805 NW Cornell Rd
Portland, Oregon
97229

DATED: 10/30/19

Natalie A. Risser

Natalie Risser
11389 NW Pumpkin Court
Portland, Oregon
97229

STATE OF OREGON, COUNTY OF MULTNOMAH, ss:

This instrument was acknowledged before me on this 4 day of November, 2019 by Gilbert Simas.

KATHARINE L BLUHM
Notary Public
State of Washington
My Appointment Expires
Jun 28, 2020

Notary Public

Notary
Title (and Rank)

My commission expires 6/28/2020

STATE OF OREGON, COUNTY OF ~~MULTNOMAH~~ Washington, ss:

This instrument was acknowledged before me on this 30 day of October, 2019 by Natalie Risser.

OFFICIAL STAMP
MICHAELA MARIE FORSTEN
NOTARY PUBLIC-OREGON
COMMISSION NO. 988105
MY COMMISSION EXPIRES MAY 30, 2023

Notary Public
Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 05/30/2023

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the

actual consideration for this transfer is $0.00.

_____

Affiant

Affiant's Name: _____

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00 .

Affiant

Subscribed and sworn before me, this _____ day of _____, 20___.

Notary

SEE ATTACHMENT FOR NOTARIZATION

11-6-19

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1

N/A
Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 6 day of November, 2019,
Date *Month* *Year*
by
(1) Gilbert Simas
(and (2) N/A),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

QUINLIN R. HOLMES
COMM. #2274192
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires January 30, 2023

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Oath of Consideration Document Date: 11-6-19
Number of Pages: 1 Signer(s) Other Than Named Above: N/A

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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/16/04 09:45 2pgs
Fees:13.00 Taxes:887.52

20041216-0149520

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FILE BOX 198
04-11-039-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,897.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of December, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
GILBERT SIMAS AND WIFE, NATALIE SIMAS	" NEW OWNER "	128-12-0-A
(NAME) 320 Old Hickory Blvd., #2805	(NAME)	155.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **EAGLE RIDGE AT THE RESERVE,LLC A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GILBERT SIMAS AND WIFE, NATALIE SIMAS**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit No. 2805, Building No. 2, on the Plan of Section 2, Phase 1C, EAGLE RIDGE AT THE RESERVE Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in 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. 28, to the Master Deed, of record in Instrument No. 20040716-0084972, 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, of 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 Quitclaim Deed from NASHVILLE HIGHLANDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20040528-0062850, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 320 Old Hickory Blvd., #2805, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)