This Document Prepared By:
BRUCE PEOTTER
Attorney at Law
Law Office of Bruce Peotter
1432 Edinger Avenue
Suite 200
Tustin, California 92780
800-865-PLAN

After Recording, Return and Mail Tax Statements To:
Joseph Hekimian, as Trustee
10 Brownstone Way
Aliso Viejo, CA 92656

Karen Johnson Davidson County
Batch# 384741 DEEDQC
04/13/2020 12:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200413-0038248

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, JOSEPH HEKIMIAN, an unmarried man, the GRANTOR,

Whose mailing address is 10 Brownstone Way, Aliso Viejo, CA 92656;

hereby conveys and quitclaims to

JOSEPH HEKIMIAN, as Trustee of THE JOSEPH HEKIMIAN LIVING TRUST, U/A dated February 26, 2020, the GRANTEE,

Whose mailing address is 10 Brownstone Way, Aliso Viejo, CA 92656;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 1803 Broadway #313, Nashville, TN 37203.

Assessor's Parcel Number: _____

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 26th day of February, 2020.

JOSEPH HEKIMIAN

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 ORANGE

On February 26, 2020, before me, CHRISTINA NICHOLE COULTER, a Notary Public, personally appeared JOSEPH HEKIMIAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

CHRISTINA NICHOLE COULTER
Notary Public - California
Orange County
Commission # 2271730
My Comm. Expires Dec 18, 2022

Notary Public Seal

EXHIBIT A

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 313 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County. Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided • 49% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #100.

Being a portion of the same property conveyed to JOSEP HEKIMIAN by warranty deed dated 3/11/03 and recorded 10/24/2005 under instrument number 20051028-0130518 in the office of the Davidson County Recorder. County of Davidson, State of Tennessee.

and more commonly known as 1803 Broadway #313, Nashville, TN 37203.

TAX PARCEL NUMBER: 092-16-0-D-313.00 CO

True Copy Certification

I, Bruce E. Peotter 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.

Bruce E Peotter
Signature

State of _ Colorado

County of ~~Douglas~~ Arapahoe

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

Hope Septer
Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

HOPE SEPTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184032760
MY COMMISSION EXPIRES AUG 16, 2022