This Document Prepared By, and Return to:
Tom Parashos, *Attorney at Law*
Helix Law Firm
7904 Broadway
Lemon Grove, California 91945
(619) 567-4447

Mail Tax Statements To: /New Owner:
John Kontopuls, as Trustee
15844 Via Del Alba
Rancho Santa Fe, CA 92067

Karen Johnson Davidson County
Batch# 399766 **DEEDQC**
05/13/2020 02:59:10 PM 4 pgs
Fees: $22.00 Taxes: $0.00



20200513-0049855

QUITCLAIM DEED

STATE OF TENNESEE

COUNTY OF DAVIDSON

KNOWN BY ALL MEN BY THESE PRESENTS, that for consideration of the sum of One-Dollar ($1.00) and/or other valuable consideration to the below in hand paid to:

JOHN KONTOPULS, a single man, residing at 15844 Via Del Alba, Rancho Santa Fe, CA 92067.

The receipt of which is hereby acknowledged, the undersigned hereby conveys and quitclaims to THE JOHN KONTOPULS TRUST, U/A dated April 22, 2016, with JOHN KONTOPULS acting as the Trustee with a mailing address of 15844 Via Del Alba, Rancho Santa Fe, CA 92067 (hereinafter called the "Grantee(s)") all rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 301 of Artesia, a Condominium, 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 establishing Artesia, a Condominium of record in Instrument Number 20090706-0062835 and Amendment recorded in Instrument No. 20150612-0055902, in 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 E to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being a portion of the same property conveyed to Artesia, LLC a Tennessee Limited Liability Company by Quitclaim deed from Thomas W. Lovett of record in Instrument No. 20070517-0059199 Register's Office for Davidson County, Tennessee, dated May 11, 2007 and recorded on May 17, 2007.

Being a portion of the same property conveyed to Bank of Camden, a Tennessee banking corporation by Warranty Deed in Lieu of Foreclosure deed from Artesia, LLC, a Tennessee limited liability company of record in Instrument No. 20140507-0038976 Register's Office for Davidson County, Tennessee, dated May 01, 2014 and recorded on May 07, 2014.

More commonly known as 2905 Parthenon Avenue, Unit 301, Nashville, TN 37203.

Assessor's Parcel Number: 092-14-0A-301.00-CO

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.

Any reference to recorded instruments is reference to the Register's Office is said County.

Dated this 6th day of MAY, 2020.

Grantor's Signature _____

Print Name: John Kontopuls

Address: 1584 Via Del Alba, Rancho Santa Fe, California, 92067

CALIFORNIA NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

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

On May 6, 2020 before me, Patrick A Hall, Notary Public (insert name and title of the officer), personally appeared John Kontopulos, 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.

Signature _____ (Seal)

PATRICK A. HALL
Notary Public - California
San Diego County
Commission # 2198817
My Comm. Expires May 25, 2021

KAREN JOHNSON
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 $ Ø.

× _____
Affiant

Subscribed and sworn before me, this 6 day of May, 2020.

Patrick A Hall
Notary

PATRICK A. HALL
Notary Public - California
San Diego County
Commission # 21988 7
My Comm. Expires May 25, 2021

California Acknowledgment

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 }

On May 6, 2020 before me, Patrick A Hall, a Notary Public

personally appeared John Kostopulos,

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.

Patrick A Hall
Notary Public Signature

PATRICK A. HALL
Notary Public - California
San Diego County
Commission # 2198817
My Comm. Expires May 25, 2021

Notary Public Seal

Details of Attached Document (Optional)

Document Name or Description:
Register of Deeds
oath of consideration

Document Reference:
("actual consideration or true value . . . $0)

Document Date:_____ Total Pages: 1

Signer Thumbprints (Optional)

Signer 1

Signer 2