QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTOR/GRANTEE. NO TITLE SEARCH WAS PERFORMED. PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

JENNIFER GENTRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, ~~2019~~ 2020

Notary Public

COMMISSION EXPIRES: 6/9/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
545 N. Mt. Juliet Road, #1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Carmelo Santoro	**Carmelo Santoro**	**135 12 0A 024.00 And 135 12 0A 074.00**
(Name) **2051 Nashboro Boulevard and 2051 G, Nashboro Boulevard**	**P.O. Box 2095**	
(Address) **Nashville, TN 37217**	**Rancho Santa Fe, CA 92067**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Carmelo Santoro and wife, Nancy Santoro** hereinafter referred to as Grantor, hereby quitclaim to **The Carmelo J. Santoro and Nancy J. Santoro Family Trust,** their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated and lying in the Davidson County, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2051 and Garage Unit No. 2051-G of Master Plot Plan for Nashboro Village Twelve Condominium, a Condominium Development established 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 Master Deed establishing Nashboro Village Twelve Condominiums of record,in Book 4827, Page 30 as amended in Instrument No. 20090603-0051209, 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; together with a percentage interest in the common elements and voting percentage as set forth in "Exhibit B" to said Master Deed.

Karen Johnson Davidson County
Batch# 418924 DEEDQC
06/18/2020 10:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200618-0064001

Being the same property conveyed to Christian Holland, a married man and Diana Holland, a married woman by Warranty Deed from Richard E. Thompson and Carrie Thompson, husband and wife dated October 30, 2007 and recorded October 31, 2007 as Instrument No. 20071031-0128153, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christian David Holland, a Married Man by Quitclaim Deed from Christian Holland A/K/A Christian David Holland, a Married Man and Diana Holland, a Married Woman, Husband and Wife dated August 16, 2015 and recorded October 2, 2015, as Instrument No. 20151002-0100337, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Carmelo Santoro and wife, Nancy Santoro by Warranty Deed from Christian David Holland, a married man, dated December 6th, 2019 and recorded December 10, 2019, as Instrument No. 20191210-0127270, in said Register's Office for Davidson County, Tennessee.

This is Improved Property commonly known as: **2051 Nashboro Boulevard and 2051 G, Nashboro Boulevard, Nashville, TN 37217**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, has hereunto set their signatures, on this, the 27 day of MAY, 2020.

Carmelo Santoro

Nancy Santoro

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carmelo Santoro and Nancy Santoro**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this _____ day of _____, _____.

NOTARY PUBLIC

My commission expires:

SEE ATTACHED CERTIFICATE

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 27, 2020 before me, Charles Phan, Notary Public
(Here insert name and title of the officer),

personally appeared Carmelo Santoro, Nancy Santoro,
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 (Notary Public Seal)

CHARLES PHAN
Notary Public - California
San Diego County
Commission # 2315189
My Comm. Expires Dec 10, 2023

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date ____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

2015 Version www.NotaryClasses.com 800-873-9865

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY