Karen Johnson Davidson County
Batch# 500210 DEEDQC
10/22/2020 10:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201022-0122780

This Instrument Prepared with Information
Furnished by the Parties:
Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

State of Tennessee
County of Wilson

The actual consideration is $0.00.

Affiant

Subscribed and sworn to before me this 16 day of October, 2020.

Notary
Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC AND TAYLOR GRILLS, ESQ. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE NFORMATION OR CONTENT STATED HEREN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
GAFA Nashville LLC 6517 NW 33rd Avenue Boca Raton, FL 33496	NEW OWNER	104-02-4B-425.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Guy Joseph Angella and Farahnaz Rahmani Angella, husband and wife**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS RIGHT, TITLE, AND INTEREST UNTO, **GAFA Nashville LLC**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, and being Unit No. 425 of Bristol West End, a Condominium Development established pursuant to the 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 under the Master Deed establishing Bristol

West End, a Condominium Development, recorded as Instrument No. 20070503-0053313, as amended by Instrument No. 20070629-0077729, as amended by Instrument No. 20081016-0104201, as amended by Instrument No. 20101130-0095113, as amended by Instrument No. 20151228-0130187, as amended by Instrument No. 20170316-0025728, all in the Davidson County Register's Office, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, said Unit being depicted on Exhibit "C" to said Master Deed, together with a percentage interest in the common elements set forth on Exhibit "D" to said Master Deed in said Register's Office, together with Parking Space Nos. 220 and 221 as assigned by Second Amendment to Master Deed recorded as Instrument No. 20081016-0104201 of Bristol West End, a Horizontal Property Regime, in said Register's Office.

Being the same property conveyed to Guy Joseph Angella and Farahnaz Rahmani Angella, husband and wife, by Warranty Deed from LHP Capital, LLC, a Tennessee limited liability company, dated August 28, 2020 and recorded on September 3, 2020 in Instrument No. 20200903-0100384, Register's Office for Davidson County, Tennessee.

Being also known as 3000 Vanderbilt Place #425 Nashville, TN 37212.

Grantors covenant that they are lawfully seized and possess said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, a mortgage lien, and restrictions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Signature Page Follows)

(Signature Page)

Witness my hand this 16 day of October, 2020.

Guy Joseph Angella

Farahnaz Rahmani Angella

STATE OF Tennessee
COUNTY OF Wilson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Guy Joseph Angella and Farahnaz Rahmani Angella, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of October, 2020.

Notary Public
My Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021