This instrument prepared by Cara E. Lynn, attorney, 809 South Main Street, Suite 200, Columbia, Tennessee, 38401, Registration No. 027392, from information provided by the Seller without the benefit of a Title Opinion.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that CHRISTIAN S. DATO, a single person, for and in consideration of the sum of Five Dollars ($5.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby quitclaim and convey unto COLBY F. BLOCK, all his right, title and interest in and to the following described real estate situated and being located in Davidson County, Tennessee, and more particularly described as follows:

Located in Davidson County, Tennessee, being Unit J, Phase 5, together with the appurtenant interest in the common elements of Eastoak Groves Townhouses, a horizontal property regime with private elements established by Master Deed of record in Instrument No. 20080602-0055567, amended in Instrument No. 20091119-0106608, Instrument No. 20100517-0037873, Instrument No. 20110526-0040369 and Instrument No. 20120402-0027510, Register's Office for Davidson County, Tennessee, said unit being depicted on the site plan attached as Exhibit "A" to the aforementioned amendment to Master Deed in Instrument No. 20110526-0040369, said Register's Office, and being located on Lots Nos. 7 and 8, Block 3, on the plan of East Extension of Plan No. 1, West Nashville, of record in Plat Book 421, page 1, said Register's Office

Being the same property conveyed to Colby F. Block and Christian S. Dato by Quitclaim deed from Cody Nicole Hudgens, of record in Instrument Number 20140523-0044904in the Register's Office for Davidson County, Tennessee.

This property is known as 4515 Michigan Avenue, Nashville, TN 37209.

Map and Parcel No.: 091 080 B 01000 CO

The foregoing legal description is the same as in the prior deed of record.

Karen Johnson Davidson County
Batch# 500353 **DEEDQC**
10/22/2020 12:45:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20201022-0122970

IN WITNESS WHEREOF, the undersigned have hereunto set his hand, this the 21 day of July, 2020.

CHRISTIAN S. DATO

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for the above county and state, the within named CHRISTIAN S. DATO, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

WITNESS my hand and seal at office in _____, TN, this the _____ day of _____, 2020.

NOTARY PUBLIC

My Commission expires:_____

OATH

COLBY F. BLOCK, being duly sworn, deposes and says, under penalties of perjury, that the consideration or value, whichever is greater, for transfer of the property described herein is $0.00 (Divorce).

Colby Block
COLBY F. BLOCK

Sworn to and subscribed to before me this the 7th day of August, 2020.

amanda L. Dunavant
NOTARY PUBLIC

My Commission expires: 03/08/2021

AMANDA L DUNAVANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NAME OF PROPERTY OWNER:

Colby F. Block
4515 Michigan Avenue
Nashville, TN 37209

NAME OF MORTGAGE HOLDER:

Fannie Mae
Midtown Center
1100 15th St. NW
Washington, DC 20005

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 07/21/2020 before me, MARISSA SANCHEZ, NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared CHRISTIAN S. DATO
Name(s) of Signer(s)

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.

MARISSA SANCHEZ NOTARY PUBLIC MY COMMISSION EXPIRES COMM. #2271684 DECEMBER 17, 2022 SAN DIEGO COUNTY, CA

Place Notary Seal and/or Stamp Above

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 _____
Signature of Notary Public

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: QUIT CLAIM DEED
Document Date: 07/21/2020 Number of Pages: 2
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: CHRISTIAN S. DATO	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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