Karen Johnson Davidson County
Batch# 518219 DEEDQC
11/18/2020 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $333.00
20201118-0135755

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Sean Van Sluis Brynn Bailey-Van Sluis 26502 La Quilla Ln. Mission Viejo Ca. 92692	New Owner	093-02-3D-004.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Fabiano Ramos Dos Santos, unmarried,** by these presents do hereby quitclaim and convey unto, **Sean Van Sluis and wife, Brynn Bailey-Van Sluis,** their heirs, successors, and assigns, his rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 302, together with the appurtenant interest in the common elements of The Phoenix Loft (207 Third Avenue North Condominium), a horizontal property regime established by Master Deed and By-Laws of record in Instrument No. 20040701-0078141, amended and restated in Instrument No. 20050907-0107157 and Instrument No. 20051019-0125906. and amended in instrument No. 20120515-0041818 and Instrument No. 20120523-0044645, Registers Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned First Amendment to Amended and Restated Master Deed, of record in Instrument No. 20120523-0044656, said Registers Office.

Being the same property conveyed to Zachary R. Lyons by Warranty deed from Edgar Allen Branton, Jr. and Gretel Branton, husband and wife of record in Instrument No. 20140520-0043293 Register's Office for Davidson County, Tennessee, dated May 16, 2014 and recorded on May 20, 2014.

Being the same property conveyed to Fabiano Ramos Dos Santos, unmarried, as to a 50% interest, and Sean Van Sluis and wife, Brynn Bailey-Van Sluis, as to a 50 % interest, as tenants-in-common by Warranty deed from Zachary R. Lyons, unmarried of record in Instrument No. 20190820-0083197 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 20, 2019.

Being also known as 207 3rd Avenue North #302, Nashville, Tennessee 37201.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 90,000.00.

Subscribed and sworn to before me this the 4 day of [illegible], 2020.

Affiant

My commission expires: [illegible]
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 11 day of November, 2020.

Fabiano Ramos Dos Santos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Fabiano Ramos Dos Santos,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of November, 2020.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

