THIS INSTRUMENT PREPARED BY INFORMATION & DIRECTION FROM THE PARTIES

This Instrument Prepared by:
Hollingshead & Associates, PLLC
7000 Executive Center Drive, Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ -0.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/16/25

Karen Johnson Davidson County
Batch# 610800 DEEDQC
04/08/2021 10:47:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210408-0046809

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 16, 2025

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Jose R. Ramirez Gavidia
301 Demonbreun Street, Unit 1601
Nashville, Tennessee 37201

SEND TAX BILLS TO:
Same

MAP & PARCEL
093 06 0A 237.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **Jose Roberto Ramirez Gavidia a/k/a Jose R. Ramirez Gavidia, married,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **Jose R. Ramirez Gavidia and Christina A. Downey, husband and wife,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being a certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1601 of the Horizontal Property Regime of Encore, a ResidentialCondominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Mater Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

BEING the same property conveyed to Jose Roberto Ramirez Gavidia by Warranty Deed from TTBONN, LLC, a Kentucky Limited Liability Company, dated May 15, 2018, recorded on 12/20/2018, in Instrument No. 20181220-0124122, Register's Office for Davidson County, Tennessee.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Witness my hand this the 7th day of April, 2021

Jose R. Ramirez Gavidia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jose R. Ramirez Gavidia**, the bargainor, 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 at office this 7th day of April, 2021.

Notary Public

My Commission Expires: 3/16/25

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 16, 2025

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/22