Karen Johnson Davidson County
Batch# 629145 DEEDQC
05/05/2021 10:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210505-0060133

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:
Gabriel Nies 227 Oceola Avenue #1 Nashville, TN 37209	New Owner	091-14-0F-010.00-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, **Desiree E. Mofidi, married***, by these presents does hereby quitclaim and convey unto **Gabriel Nies, unmarried**, his heirs, successors and assigns, all of her right, title and interest in and to the following described tract of land:

A certain Townhome located in Davidson County, Tennessee, being Unit No. 1 of Alabaster West Townhomes, established pursuant 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 Declaration of Covenants, Conditions and Restrictions establishing Alabaster West Townhomes of record as Instrument No. 20171009-0103163, amended in Instrument No. 20171130-0122427, Instrument No. 20180731-0074452, and Scrivener' s Affidavit Instrument No. 20180724-0072069 and Instrument No. 20180806-0077271, as amended in Instrument No. 20200327-0033553, and being shown on Plat attached thereto as Exhibit "B", 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; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Pichoslap Development Company, LLC, a Tennessee Limited Liability Company by Warranty deed from Martha Kay G. Pierce, married of record in Instrument No. 20170207-0012831 Register's Office for Davidson County, Tennessee, dated January 19, 2017 and recorded on February 07, 2017.

Being a portion of the same property conveyed to Landmark Community Bank by Successor Trustee's Deed from Mark E. Beutelschines and/or Keith C. Dennen as Successor Trustee of record in Instrument No. 20190916-0093700 Register's Office for Davidson County, Tennessee, dated September 03, 2019 and recorded on September 16, 2019. See also Scrivener's Affidavit filed in Instrument Number 20200130-0011184, said Register's Office.

Being a portion of the same property conveyed to Alabaster West, LLC, a Limited Liability Company by Special Warranty deed from Landmark Community Bank, a Tennessee Banking Corporation of record in Instrument No. 20190916-0093704 Register's Office for Davidson County, Tennessee, dated September 12, 2019 and recorded on September 16, 2019.

Being the same property conveyed to Gabriel Nies, unmarried and Desiree E. Mofidi, married by Warranty deed from Alabaster West, LLC, a Tennessee limited liability company of record in Instrument No. 20200430-0045325 Register's Office for Davidson County, Tennessee, dated April 28, 2020 and recorded on April 30, 2020.

**** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.***

Being also known as 227 Oceola Avenue #1, Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
27th day of April, 2021.

Affiant

My commission expires:
5-2-22 (Affix Seal)

Notary Public

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the
23 day of April, 2021.

Desiree E. Mofidi

STATE OF CALIFORNIA
COUNTY OF Riverside

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

Witness my hand and seal on this the 23 day of April, 2021.

Notary Public

My Commission Expires:
Aug 17, 2021

MICHELLE ALVAREZ
COMM. #2210355
Notary Public - California
Riverside County
My Comm. Expires Aug. 17, 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

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022