QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ____ DAY OF _____, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 659423 DEEDQC
06/17/2021 04:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210617-0082269

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Max Getaways, LLC	**Same**	
(NAME)	(NAME)	
1167 S 8th St.	1167 S 8th St.	**105014A04800CO**
(ADDRESS)	(ADDRESS)	
San Jose, CA 95112	San Jose, CA 95112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MAX BOTTARO, AN UNMARRIED MAN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

MAX GETAWAYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 48 OF ARCHER AT 12TH HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ARCHER AT 12TH HOMES, OF RECORD IN INSTRUMENT NO. 20160908-0094811, AND AMENDED IN INSTRUMENT NO. 20161102-0115692 AND INSTRUMENT NO. 20161123-0123554, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MAX BOTTARO, AN UNMARRIED MAN, BY WARRANTY DEED FROM ARCHER LIVING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20210609-0077613, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1016 11th Avenue South, Nashville, TN 37203**

Witness our hands this the 10 day of June, 2021.

Max Bottaro

STATE OF CA)
COUNTY OF Santa Clara)

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

Witness my hand and official seal, this the 10th day of June, 2021.

Dayna L. Santos
Notary Public
My Commission Expires: 04-29-2025

DAYNA L. SANTOS
Notary Public - California
Santa Clara County
Commission # 2356018
My Comm. Expires Apr 29, 2025

Certificate of Authenticity

I, Emily Manno, 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.

Emily Manno

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

