Karen Johnson Davidson County
Batch# 662107 DEEDQC
06/22/2021 12:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210622-0084126

Return to:

TIMIOS, INC.
5716 CORSA AVE
WESTLAKE VILLAGE CA 91362
FILE NO. 2151228

2300585

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WAYNE T. O'BRIEN	WAYNE T. O'BRIEN	093-09-0A-011.00-C
720 N LIMA ST BURBANK, CA 91505	720 N LIMA ST BURBANK, CA 91505	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WAYNE T. O'BRIEN, WHO TOOK TITLE AS UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **WAYNE T. O'BRIEN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE:

BEING UNIT 511, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE RHYTHM AT MUSIC ROW, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN INSTRUMENT NO. 20070725-0088390, AMENDED IN INSTRUMENT NO. 20080219-0015612, INSTRUMENT NO. 20080410-0036475, INSTRUMENT NO. 20080701-0068043 AND INSTRUMENT NO. 20081201-0116444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED MASTER DEED, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO WAYNE T. O'BRIEN, UNMARRIED BY DEED FROM RHYTHM PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY RECORDED 04/29/2009 IN DEED INSTRUMENT NO. 200904290038871, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property known as, 1510 DEMONBREUN ST #511, NASHVILLE, TN 37203

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28TH day of MAY, 2021.

Wayne T O'Brien

WAYNE T. O'BRIEN

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared **WAYNE T. O'BRIEN,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

_____
Notary Public
Printed Name: _____
My Commission Expires: _____

See Attached Certificate

202106220084126

ACKNOWLEDGMENT

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 Los Angeles)

On May 28, 2021 before me, Y. Mayes, Notary Public
(insert name and title of the officer)

personally appeared Wayne T. O'Brien,
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.

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.

Y. MAYES
COMM. #2352978
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires April 20, 2025

Signature _____ **(Seal)**

True Copy Certification

I, MEREDITH WILLIAMS 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 PA

COUNTY OF ALLEGHENY

Personally appeared before me, Robert McGivern, a Notary Public for this county and state, MEREDITH WILLIAMS 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: June 14, 2021

Commonwealth of Pennsylvania

Notarial Seal
ROBERT J MCGIVERN JR – Notary Public
ROBINSON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 14, 2021

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer or value of the property transferred, whichever is greatest is $ 10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

- Affiant

STATE OF PENNSYLVANIA
CITY OF ALLEGHENY

Subscribed and sworn before me this ~~3rd~~ 21st day of ~~MAY~~ June 2021.

Notary Public

My commission expires:

Commonwealth of Pennsylvania - Notary Seal
MEREDITH WILLIAMS - Notary Public
Beaver County
My Commission Expires November 1, 2024
Commission Number 1301759