Karen Johnson Davidson County
Batch# 710839 DEEDQC
09/07/2021 10:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210907-0119433

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Colclasure Company, LLC 4219 Hillsboro Pike Ste 210 Nashville, TN 37215	New Owner	103-03-0-243.00

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, Million Dollar View, LLC, a Tennessee Limited Liability Company, by these presents does hereby quitclaim and convey unto Colclasure Company, LLC, a Tennessee Limited Liability Company, its successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 8, Block 10 on the Plan of Part of Sylvan Park of record in Plat Book 332, Page 104, in the 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 Juan Vallarino, married by Warranty deed from Jerry Pierce, unmarried of record in Instrument No. 20130821-0088096 Register's Office for Davidson County, Tennessee, dated August 16, 2013 and recorded on August 21, 2013.

Being the same property conveyed to Juan Vallarino, Trustee of the Juan Vallarino Revocable trust established on February 11, 2014 and Neith Elizabeth Vallarino, Trustee of The Neith Elizabeth Vallarino Revocable Trust Established on February 11, 2014 by Quitclaim deed from Juan Vallarino of record in Instrument No. 20190306-0020441 Register's Office for Davidson County, Tennessee, dated March 05, 2019 and recorded on March 06, 2019.

Being the same property conveyed to Million Dollar View LLC, a Tennessee limited liability company by Warranty deed from Juan Vallarino, Trustee of the Juan Vallarino Revocable trust established on February 11, 2014 a 50% interest and Neith Elizabeth Vallarino, Trustee of The Neith Elizabeth Vallarino Revocable Trust Established on February 11, 2014 a 50% undivided interest of record in Instrument No. 20210819-0112358 Register's Office for Davidson County, Tennessee, dated August 16, 2021 and recorded on August 19, 2021.

Being also known as 4702 Nebraska Avenue 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
1st day of September, 2021.

Affiant

My commission expires:
(Affix Seal)
3/6/24

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

Witness our hand this 1 day of September, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MILLION DOLLAR VIEW, LLC

By: _____
Name: Ethan Colclasure
Title: Sole Member

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 Ethan Colclasure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of MILLION DOLLAR VIEW, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of September, 2021.

_____
Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/02/2021 (date ~~of document~~).

Affiant Signature

09/02/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of September, 2021.

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL