This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
4-12509-TC

Karen Johnson Davidson County
Batch# 723601 DEEDQC
09/24/2021 11:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210924-0128604

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2021.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nashville Onerom, LLC 506 31St. Ave. N., Unit A Nashville, TN 37209	New Owner	092-10-10C-012.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Sara Moreno, unmarried, and Erik Moreno, married** ("Grantor") do hereby quitclaim and convey unto **Nashville Onerom A, LLC, a Tennessee limited liability company** ("Grantee"), its heirs and assigns, all of the Grantor's right, title, and interest in and to a certain tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

BEING a certain private element units situated in Davidson County, Tennessee, and being further known as Unit 12, together with the appurtenant common elements of ElevAte at City Heights, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions of record in 20170127-0009277; as amended in Instrument No. 20170330-0031283; Instrument No. 20171003-0101096; as Amended and Restated in Instrument No. 20180403-0030960; and as further amended in Instrument No. 20180615-0057610, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements,

restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of ElevAte at City Heights provided in said Declaration, as amended, together with the By-Laws appended thereto, as amended, the site plan attached as Exhibit to the Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being a portion of the property conveyed to Sara Moreno, unmarried and Erik Moreno, married, as tenants in common, by Warranty Deed from Nashville Growth I, LLC, a Tennessee Limited Liability Company, dated July 22, 2021 and recorded July 27, 2021, of record as Instrument No. 20210727-0100469, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF EITHER GRANTOR AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

This is improved property known as: **506 31st Ave. N, Unit A, Nashville, TN 37209.**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2021.

GRANTOR:

Sara Moreno

STATE OF Massachusetts
COUNTY OF Suffolk

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sara Moreno**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of September, 2021.

NADINE C. GRANT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires August 9, 2024

Notary Public
My Commission expires: 8/9/2024

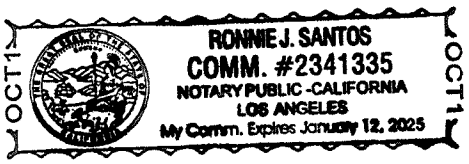
Erik Moreno

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Erik Moreno**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of September, 2021.

Notary Public
My Commission expires: 1-12-2025



Certificate of Authenticity

I, Ashley Pospiech, 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 September 9, 2021.

Affiant Signature

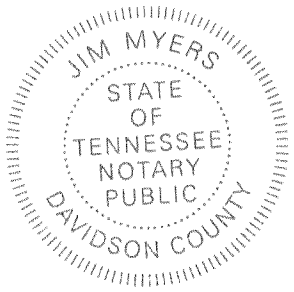
9/22/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this Wednesday, September 22, 2021

Notary's Signature



My Commission Expires: 11-6-2024

Notary's Seal (if on paper)