Karen Johnson Davidson County
Batch# 731398 DEEDQC
10/07/2021 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211007-0134890

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
THE COLIBRI TENNESSEE INVESTMENT SERVICES TRUST 6880 River Ridge Drive Nashville, Tennessee 37221	**141-15-0C 046.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MARTA IRENE DELGADO** ("Grantor") do hereby transfer, release, relinquish, quitclaim and convey unto the **TRUSTEE OF THE COLIBRI TENNESSEE INVESTMENT SERVICES TRUST AGREEMENT u/t/a dated August 20, 2021** ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

See Exhibit A, attached and incorporated herein.

This is improved property known as 6880 River Ridge Drive, Nashville, Davidson County, Tennessee 37221.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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.

In witness whereof, Grantor has caused this instrument to be dated and effective this 9th day of September, 2021.

GRANTOR:

Marta Delgado

MARTA IRENE DELGADO

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared MARTA IRENE DELGADO, the within named bargainor, 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 official seal at office, this 9th day of September, 2021.

NANETTE B. BADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Nanette Badair

Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 27 day of Sept., 2021.

NOTARY PUBLIC

My Commission Expires: _____

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2023

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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Phase "9" Rolling River Estates, as of record in Plat Book 6200, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Marta Irene Delgado, by Warranty Deed from Shakir Wani, unmarried, and Govand Wani, unmarried, dated May 24, 2021 recorded in Instrument No. 20210525-0070551, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns, Esq., 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 (date of document).

Affiant Signature

October 5, 2021
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of October, 2021.

Notary's Signature

My Commission Expires: 5-5-2025

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025