Karen Johnson Davidson County
Batch# 733335 DEEDQC
10/11/2021 08:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211011-0135969

After Recording Return to:
Ryan Rafoth
320 old Hickory Blvd.
Unit 3004
Nashville, TN 37221

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
128 12 0A 185.00

2301-275224
1073

QUITCLAIM DEED

[this deed is being executed to add the date of trust]

New Owner/ Property Being Conveyed
Ryan Rafoth, Trustee
320 Old Hickory Boulevard,
Unit 3004
Nashville, TN 37221

Send Tax Bills To and Tax Statement To:
New Owner

THIS INDENTURE, made this 24 day of September, 2021 between RYAN RAFOTH, Trustee, of the 320 Old Hickory Boulevard Property Trust, with a mailing address of 320 Old Hickory Boulevard, Unit 3004, Nashville, TN 37221, hereinafter referred to as "**Party of the First Part**" and RYAN RAFOTH, Trustee, of the 320 Old Hickory Boulevard Property Trust, dated August 14, 2020, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 3004, BUILDING 18, ON THE PLAN OF SECTION 18, PHASE ID, EAGLE RIDGE AT THE RESERVE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED IN TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BYLAWS, OF RECORD IN INSTRUMENT NO. 20011011-0110875 AS CORRECTED IN INSTRUMENT NO. 20051129- 0143344, AS SUPPLEMENTED AND AMENDED BY SUPPLEMENT AND AMENDMENT NO. 44 TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20040716-0084988, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND INSTRUMENT OF CORRECTION OF RECORD IN INSTRUMENT NO. 20060526-0062486 SAID REGISTER'S OFFICE; TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF EAGLE RIDGE AT THE RESERVE CONDOMINIUMS AS SHOWN ON EXHIBIT A TO THE MASTER DEED, OF RECORD AS AFOREMENTIONED,

SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERLY CONVEYED TO RYAN RAFOTH, TRUSTEE, OF THE 320 OLD HICKORY BOULEVARD PROPERTY TRUST BY DEED FROM REGEN HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED AUGUST 14, 2020, AND RECORDED AUGUST 17, 2020, OF RECORD IN INSTRUMENT NO. 20200817-0092271, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 320 Old Hickory Boulevard, Unit 3004, Nashville, TN 37221
The legal description was provided by agent for grantor.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

_____
RYAN RAFOTH, Trustee, of the 320 Old Hickory Boulevard Property Trust

STATE OF TENNESSEE } **COUNTY OF** Williamson }

On this 24th day of September, 2021, before me personally appeared **RYAN RAFOTH**, Trustee, of the 320 Old Hickory Boulevard Property Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES: 01/08/2024

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
RYAN RAFOTH, Trustee, of the 320 Old Hickory Boulevard Property Trust

Subscribed and sworn to before me this 24th day of September, 2021.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES: 01/08/2024

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Hay McClure, 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 9/24/2021 (date of document).

Hay McClure
Affiant Signature

Oct. 5, 2021
Date

State of California

County of Placer

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

Notary's Signature

MY COMMISSION EXPIRES: 2-11-2023

NOTARY'S SEAL

K. DALBERG
Comm. #2277280
Notary Public · California
Placer County
Comm. Expires Feb 11, 2023