Karen Johnson Davidson County
Batch# 760180 DEEDQC
11/23/2021 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211123-0155655

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF NOVEMBER, 2021 Notary Public MY COMMISSION EXPIRES ON 1/[illegible]/2023 (AFFIX SEAL)

SETH QUINN CLINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
CKG Properties and Design LLC (NAME)	**NEW OWNER** (NAME)	**P/O 104-08-0-423.00**
414 Union Street, Suite 1110 **Nashville, Tennessee** (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 17th day of November, 2021, the undersigned, **MATTHEW ANTHONY PANGRAZIO, A MARRIED MAN WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **CKG PROPERTIES AND DESIGN LLC, A TENNESSEE LIIMITED LIABILITY COMPANY**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **1700 BELLCOURT AVENUE, UNIT 305, NASHVILLE, TENNESSEE 37212** and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 305 of Village Row Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Village Row Condominiums of record in Instrument Number 20211006- 0134605, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Being the same property conveyed to Matthew Anthony Pangrazio, A Married Man whose Spouse has No Interest, from Magnolia Properties Nashville, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated the 8th day of November, 2021, and recorded in said Register's Office on the 15h day of November, 2021, as Instrument No. 2021115-0151688.

This improved property more commonly known as 1700 Belcourt Avenue, Unit 305, Davidson County, Tennessee 37212.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 17 day of November, 2021.

GRANTOR: MATTHEW PANGRAZIO

Matthew Pangrazio

STATE OF Arizona)

COUNTY OF Maricopa)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MATTHEW PANGRAZIO**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17 day of November, 2021.

Notary Public

07-22-2022
My Commission Expires

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
ROBERT P CHRISTY
My Commission Expires February 22, 2022

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 11/17/2021 (date of document).

Affiant Signature

11/17/2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 17 day of Nov, 2021.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024