Karen Johnson Davidson County
Batch# 764253 DEEDQC
12/01/2021 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211201-0158566

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 23rd DAY OF NOVEMBER, 2021. Notary Public MY COMMISSION EXPIRES: 5/11/2023 (AFFIX SEAL)

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)
C. Malcolm Aton **Shannon Aton** (NAME)	**NEW OWNER** (NAME)	**082-14-0C-201.00CO**
39547 Calle Cabernet **Temecula, California 92591** (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 23rd day of November, 2021, the undersigned, **C. MALCOLM ATON, 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 **C. MALCOLM ATON AND SHANNON ATON, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY,** 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 **700 FIRST AVENUE NORTH, UNIT 201, NASHVILLE, TENNESSEE 37201** and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit 201 of Eve, 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 Eve, a Condominium of record in Instrument Number 20200928-0111243, as corrected by Scrivener's Affidavit of record in Instrument Number 20201027-0124272, as amended in Instrument Number 20210614-0079782, 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 the special rights to use the limited common elements as set out in Instrument Number 20200928-0111243 of the Declaration of Condominium for Eve, A Condominium and certain parking space number 7.

Being the same property conveyed to C. Malcolm Aton by Warranty Deed from OII Property, L.P., a Limited Partnership duly organized and existing under the laws of the state of Tennessee, dated the 14th day of October, 2021, and recorded in the Register's Office for Davidson County, Tennessee, on the 18th day of October, 2021, of record as Instrument No.

20211018-0139708. For further chain of title, reference said Instrument in said Register's Office.

This improved property more commonly known as 700 1st Avenue North, Unit 201, Nashville, Tennessee 37201.

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 23rd day of November, 2021.

GRANTOR: C. MALCOLM ATON

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

Personally, appeared before me, a Notary Public of the aforesaid authority, **C. MALCOLM ATON**, 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 23rd day of November, 2021.

see attached

Notary Public

04-23-2023

My Commission Expires

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On 11/23/21 before me, Heidi Liebner, notary public, personally appeared ***Charles Malcolm Aton***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

HEIDI ANN LIEBNER
Notary Public - California
Riverside County
Commission # 2286163
My Comm. Expires Apr 23, 2023

Signature Heidi Ann Liebner (Seal)

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ # of Pages: _____

Signer(s) Other Than Named Above: _____

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 11/23/21 (date of document).

Affiant Signature

11/23/21

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 23rd day of 11, 2021.

Notary Public

Notary's Seal:

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

MY COMMISSION EXPIRES: 11/06/2024