QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 780678 DEEDQC
12/28/2021 01:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211228-0170560

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 23 DAY OF DECEMBER, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SETH 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)
Gause Properties Nashville LLC (NAME)	**NEW OWNER** (NAME)	**104-02-0U-001.00-CO**
157 Cascade Falls Drive Folsom, California 95630 (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 **DECEMBER, 2021**, the undersigned, **JASON GAUSE, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **GAUSE PROPERTIES NASHVILLE, LLC, A TENNESSEE LIMITED 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 the **DAVIDSON COUNTY, TENNESSEE,** and having a more commonly known address of **3134 LONG BOULEVARD, UNIT 103, NASHVILLE, TENNESSEE 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Condominium Unit 103 (B-1) of the Long Boulevard Townhome Condominiums, as established by Master Deed of record in Instrument No. 20030228-0027108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason Gause, a Single Man, by Warranty Deed from Carson Padgett, a Single Woman, dated the 23rd day of December, 2021, and recorded on the 23rd day of December, 2021, as Instrument Number 20211223-016992, of record in the Register's Office for Davidson County, Tennessee. For further chain of title, reference Instrument No. 20161007-0106378 said Register's Office.

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 23 day of December, 2021.

GRANTOR: JASON GAUSE



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JASON GAUSE**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/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 ____ day of December, 2021.

Notary Public

My Commission Expires

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 Sacramento)

On December 23, 2021, before me, Jeffrey Reinking, Notary Public,
(insert name and title of the officer)

personally appeared Jason Gause,
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.

JEFFREY REINKING
COMM. # 2309868
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
MY COMM EXP. OCT 21, 2023

Signature _____ (Seal)

Certificate of Authenticity

I, Seth N. 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 12/23/2021.

Date

Affiant Signature

12/23/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of December, 2021.

Notary's Signature

My Commission Expires: 11/06/2024
Date

Notary's Seal (if on paper)

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