Karen Johnson Davidson County
Batch# 788719 DEEDQC
01/12/2022 12:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220112-0004376

ADDRESS NEW OWNER:

Maradi NV, LLC
2300 Wolf St.
#7B
Dallas, TX 75201

SEND TAX BILLS TO:

newowner

MAP/PARCEL NO:

093090C09200CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **2811 VICKI L. PORTER, MARRIED, AND ABIGAIL DAWNANN HOFFMAN, SINGLE, AS TENANTS IN COMMON WITII RIGHT OF SURVIVORSHIP** do remise, release and quitclaim unto **MARADI NV, LLC**, all of their right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit 1005 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument No. 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws 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 Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Vicki L. Porter, married, and Abigail DawnAnn Hoffman, single, as tenants in common with right of survivorship by deed from Donald W. Hoffman, LLC, a Montana limited liability company, of record as Instrument No. 20160311-0023649, said Register's Office.

This property is known as 1212 Laurel Street, Unit 105, Nashville, TN 37203.

WITNESS my hand as of the 30th day of December, 2021.

Vicki L. Porter

Abigail DawnAnn Hoffman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vicki L. Porter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 30 day of December, 2021.

Notary Public

My commission expires: 05/05/2025

JEREMY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abigail DawnAnn Hoffman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 30 day of December, 2021.

Notary Public

My commission expires:
05/05/2025

JEREMY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -$0-.

Affiant

Sworn to and subscribed before me,
PREPARED
THIS 5th DAY OF January, 2021 2022

NOTARY PUBLIC

My Commission Expires: 11/08/2022

THIS INSTRUMENT

BY: Paul F. Soper, Esq.
West End Title & Escrow
2323 21st Ave., S., Ste. 502
Nashville, TN 37212
(615) 712-6036

MELISSA D. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8 2022

No title examination was performed by West End Title & Escrow, LLC in connection with the preparation of this Instrument, and West End Title & Escrow, LLC makes no representation or warranty regarding the state of the title of, or Grantor's interest in, the subject property.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 12/30/21 (date of document).

Affiant Signature

1/5/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

