# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 806682 DEEDQC
02/16/2022 10:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220216-0017991

STATE OF NJ )
COUNTY OF Monmouth )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Jan, 2022.

Notary Public

MY COMMISSION EXPIRES: SHARON FRANKLIN (AFFIX SEAL) NOTARY PUBLIC OF NEW JERSEY MY COMMISSION EXPIRES JULY 6, 2023

NOTARY PUBLIC NEW JERSEY SHARON FRANKLIN

**THIS INSTRUMENT WAS PREPARED BY**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Broadway Girls, LLC** | **Same as New Owner** | |
| (NAME) | (NAME) | |
| **315 East Florence Circle** | | **104022K40900CO** |
| (ADDRESS) | (ADDRESS) | |
| **Farmingdale, NJ 07727** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNA A. RANIERI, AN UNMARRIED PERSON AND DONNA JO RANIERI, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BROADWAY GIRLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 409 of The Lofts at 30th, 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 Declaration of Lofts at 30th, of record in Instrument Number 20211208-0162910, and amended in First Amendment to Declaration in Instrument Number 20211221-0168471, 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 Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to Donna A. Ranieri, an unmarried person, and Donna Jo Ranieri, an unmarried person, as tenants in common with the right of survivorship, by Special Warranty Deed from 30th Core, LLC, a Tennessee limited liability company, of record in Instrument No. 20220110-0002425, in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is ____ **unimproved** __X___ **improved** property known as: 210 30th Avenue N, #409, Nashville, TN 37203.

Witness my/our hand(s) this the 15th day of Jan, 2022.

Donna A. Ranieri

STATE OF N.J. )

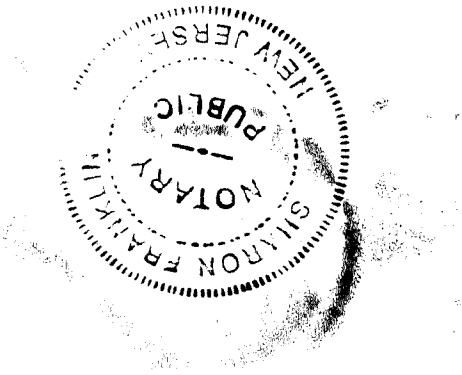
COUNTY OF Monmouth )

On this 15 day of Jan, 2022, before me personally appeared Donna A. Ranieri, to me known (or proved to me on the basis of satisfactory evidence) to be the described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

Witness my hand, at office, this 15 day of Jan, 2022.

Notary Signature
My commission expires:

SHARON FRANKLIN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JULY 6, 2023



Witness my/our hand(s) this the 15th day of Jan, 2022.

Donna Jo Ranieri

STATE OF NJ )
COUNTY OF Monmouth )

On this 15 day of Jan, 2022, before me personally appeared Donna Jo Ranieri, to me known (or proved to me on the basis of satisfactory evidence) to be the described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

Witness my hand, at office, this 15 day of Jan, 2022.

Notary Signature
My commission expires:

SHARON FRANKLIN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JULY 6, 2023

SHARON FRANKLIN NOTARY PUBLIC NEW JERSEY

**RETURN TO:**
Broadway Girls, LLC
315 East Florence Circle
Farmingdale, NJ 07727

**True Copy Certification**

I, **Megan Paulus,** 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 this the 7th day of Februrary, 2022.

Affiant Signature
Date 02/07/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of Februrary, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 1-11-26

