Karen Johnson Davidson County
Batch# 808563 DEEDQC
02/18/2022 01:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220218-0019316

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stone Manors, LLC 31868 Circle Drive Laguna Beach, CA 92651	Stone Manors, LLC 31868 Circle Drive Laguna Beach, CA 92651

Order Number: 9718527

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Keary Elizabeth Nash, a married woman,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Stone Manors, LLC, a(n)** California **Limited Liability Company,** whose address is 707 27th Avenue North, Nashville, TN 37208, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit B, The Townhomes at Thrive, as shown in the Master Declaration of Covenants, Conditions and Restrictions for The Townhomes at Thrive, of record in Instrument No. 20210203-0015829 and Declaration of Covenants, Conditions and Restrictions for The Townhomes at Thrive, of record in Instrument No. 20210203-0015830, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 129 and Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement of record in Book 3944, Page 173, in the Register's Office for Davidson County, Tennessee.

Subject to Grant of Overhead Line Easement of record in Instrument Number 20111110-

0087953 and 20111108-0087251, in the Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20190423-0037199, 20190423-0037200, 20190729-0074471 and 20190729-0074472, in the Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record as Instrument Number 20190521-0047655 in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190521-0047655, in the Register's Office for Davidson County, Tennessee.

Subject to Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210203-0015829 and 20210203-0015830, Register's Office for Davidson County, Tennessee.

Subject to Charter of record in Instrument Number 20210301-0025554 and 20210301-0025555, in the Register's Office for Davidson County, Tennessee.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 092-06-0-520.00 and 092-06-0-542.00
Street address of property: 707 27th Avenue North, Nashville, TN 37208

Prior Instrument Reference by which Grantor(s) acquired title: Book 20220208, Page 00146064 in the Register's Office, Davidson County, Tennessee.

By signing below, the grantor is confirming that this property is not and has not ever served as the homestead property for Keary Elizabeth Nash or her spouse.

Signed this 27 day of January, 2022.

Signature of Grantor:

Keary Elizabeth Nash

STATE OF California, COUNTY OF Orange, SS:

BE IT REMEMBERED That on this 27 day of January, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Keary Elizabeth Nash, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

VALERIE ORMAN
Notary Public - California
Orange County
Commission # 2356789
My Comm. Expires May 29, 2025

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Numbers: 092-06-0-520.00 and 092-06-0-542.00
Street address of property: 707 27th Avenue North, Nashville, TN 37208

Oath of Consideration

I or we, Keary Nash, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 27 day of January, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 27 day of January, 2022.

Notary Public

VALERIE ORMAN
Notary Public - California
Orange County
Commission # 2356789
My Comm. Expires May 29, 2025

Tennessee Certification of Electronic Document

I, Cynthia Anderson, 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 January 27, 2022 (date of document).

Cynthia Anderson
Affiant Signature

2/2/2022
Date

State of California

County of Orange

Sworn to and subscribed before me this 10 day of February, 2022.

T. HOUSE
Notary Public - California
Los Angeles County
Commission # 2274577
My Comm. Expires Feb 3, 2023

T. House
Notary's Signature

MY COMMISSION EXPIRES: 2/3/2023

NOTARY'S SEAL