QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 809955 DEEDQC
02/23/2022 02:17:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220223-0020631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-08-2024
(AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Urban Nest LLC	**Same**	
(NAME)	(NAME)	
2407 8th Avenue South #304		**118-02-1k-304.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204		
(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,

LEESA OLSSON AND RICHARD WELTY ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

URBAN NEST, LLC A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 304, EIGHTH SOUTH RESIDENCES, A RESIDENTIAL CONDOMINIUM DESCRIBED IN THE MASTER DECLARATION FOR EIGHTH SOUTH RESIDENCES, A RESIDENTIAL CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20170619-0061466 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY. TENNESSEE WHICH IS A SUB UNIT OF THE EIGHTH SOUTH MIXED-USE CONDOMINIUM ESTABLISHED BY MASTER DEED OF EIGHTH SOUTH MIXED-USE CONDOMINIUM RECORDED IN INSTRUMENT NO. 20170619-0061465 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE TOGETHER WITH THE LIMITED COMMON ELEMENTS ASSIGNED TO SAID UNIT AND THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE EIGHTH SOUTH RESIDENCES AND EIGHTH SOUTH MIXED-USE CONDOMINIUM AS STATED IN SAID MASTER DECLARATIONS. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS AT EIGHTH SOUTH RESIDENCES AND EIGHTH SOUTH MIXED-USE CONDOMINIUM, THE PROPERTY, CO-OWNERS AND TENANTS, THE PLAT FILED AS EXHIBIT "B" TO SAID MASTER DECLARATION, SAID REGISTER'S OFFICE, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THE SAME AS IF COPIED VERBATIM HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO LEESA OLSSON AND RICHARD WELTY IV, BY DEED OF RECORD IN INSTRUMENT NUMBER 20220128-0010355, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID RICHARD WELTY BEING ONE AND THE SAME AS RICHARD WELTY IV.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2407 8th Avenue South #304, Nashville, TN 37204**

Witness our hands this the 25 day of JAN, 2022.

Leesa Olsson

~~**LAURA OLSSON**~~ Leesa Olsson no

RICHARD WELTY

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA OLSSON**, 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, this the _____ day of _____, 2022.

_____
Notary Public
My Commission Expires:

STATE OF _____)
COUNTY OF _____)

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

Witness my hand and official seal, this the _____ day of _____, 2022.

_____
Notary Public
My Commission Expires:

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 January 25, 2022 before me, S.K. Stuart, Notary Public
(Here insert name and title of the officer),

personally appeared Richard Welty and Leesa Olsson **********,
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.

S. K. STUART
Notary Public - California
Riverside County
Commission # 2330787
My Comm. Expires Aug 20, 2024

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date_____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.