Karen Johnson Davidson County
Batch# 811190 DEEDQC
02/24/2022 02:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220224-0021368

AFTER RECORDING RETURN TO:
QuickSilva Title and Escrow
4 Alfred Circle
Bedford, MA 01730
File No. 2021-20069

This document prepared by:
Edward Silva, Esq.
4 Alfred Circle
Bedford, MA 01730
617-666-9977

Tax ID No.: 105-12-0B-052.00

QUITCLAIM DEED

THIS DEED made and entered into on this 19th day of Jan., 2022, by and between **Samantha C. Drake, F/K/A Samantha C. Reas**, a married woman, with a mailing address of 1436 12th Street, #A, Manhattan Beach, CA 90266, hereinafter referred to as Grantor, and **Samantha C. Drake**, a married woman, with a mailing address of 1436 12th Street, #A, Manhattan Beach, CA 90266, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, does this day remise, release and quitclaim to the said Grantee, her 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 312 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696 and 20180530-0051643, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Samantha C. Reas, by Warranty Deed dated August 27, 2018 from Alloy LLC, recorded August 31, 2018, as Instrument No. 20180831-0086429, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for 2022 and subsequent years a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fairview Park, Section One, as recorded in Plat Book 4660, Page 169.

- Subject to Declaration of Alloy Condominium of record in Instrument No. 20161123-0123972, amended in Instrument Nos. 20170616-0060696 and 20180530-0051643, and Partial Assignment of Declarant's Rights of record in Instrument No. 20161123-0123977, Register's Office for Davidson County, Tennessee.

- Subject to Declaration of Alloy-Bongo Master Condominium of record in Instrument No. 20161012-0108018, Register's Office for Davidson County, Tennessee.

- Charter of Homeowner's Association of record in instrument No. 20161123-0123973, Register's Office for Davidson County, Tennessee.

- Easement for Public Utilities and Drainage of record in Deed in Book 5229, Page 212, Register's Office for Davidson County, Tennessee.

- Easement for Underground Cable of record in Book 10219, Page 374, Register's Office for Davidson County, Tennessee.

- Easement to U.S. Sprint Telecommunications of record in Instrument No. 20140114-0003778 and Affidavit of record in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.

- Easement to Comcast of record in Instrument No. 20171127-0120866, Register's Office for Davidson County, Tennessee.

- Subject to Charter Right-of-Way of Louisville and Nashville Railroad.

- Any and all existing easements and restrictions as shown of record not stated herein.

Property known as: 400 Herron Drive, Unit 312, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

Samantha C. Drake

Samantha C. Drake, F/K/A Samantha C. Reas

A notary public or other officer completing this certificate verifies only the identity of the individuals who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Los Angeles)

On this 19th day of Jan., 2022, before me, Lisa Araque, Notary Public personally appeared Samantha C. Drake, F/K/A Samantha C. Reas, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

SIGNATURE Lisa Araque

LISA ARAQUE
COMM. #2383770
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 16, 2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Samantha C. Drake

Affiant - Samantha C. Drake, F/K/A Samantha C. Reas

A notary public or other officer completing this certificate verifies only the identity of the individuals who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Los Angeles)

On this 19th day of Jan., 2022, before me, Lisa Araque, Notary Public personally appeared Samantha C. Drake, F/K/A Samantha C. Reas, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

SIGNATURE Lisa Araque

LISA ARAQUE
COMM. #2383770
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 16, 2025

Name and address for person responsible for taxes:
Samantha C. Drake
1436 12th Street, #A
Manhattan Beach, CA 90266

Name and address of property owner:
Samantha C. Drake
1436 12th Street, #A
Manhattan Beach, CA 90266

Certificate of Authenticity

I, Kate Casey, 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 19 , 2022.

Date

Affiant Signature

January 19 , 2022

Date

State of Massachusetts

County of Middlesex

Sworn to and subscribed before me this 19 day of January, 2022.

Notary's Signature

LAUREN RUTH BOTCHIE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
November 06, 2026

My Commission Expires: 11/6/26

Date

Notary's Seal (if on paper)