QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 839239 DEEDQC
04/13/2022 02:29:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220413-0043108

LB-QCD-1803-321

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
George Hekimian and Craig Thomas Jackson	**New Owners**	
(NAME)	(NAME)	**092-16-0-D-321.00CO**
11743 Norino Dr.	(ADDRESS)	
(ADDRESS)		
Whittier, CA 90601		
(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, **GEORGE HEKIMIAN AND CRAIG THOMAS JACKSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE HEKIMIAN AND CRAIG THOMAS JACKSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** 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:

Land lying and being in 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 321 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title, and interest relating to said unit as prescribed and set forth in the Master Deed The Bristol on Broadway, a condominium of recorded in Instrument No. 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto, being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .40% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #108.

Being the same property conveyed to George Hekimian and Craig Thomas Jackson by Warranty deed from Bristol on Broadway L.P., a Tennessee Limited Partnership, of record in Instrument No. 20051208-0147562 Register's Office for Davidson County, Tennessee, dated October 24th, 2005 and recorded on December 08, 2005.

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 **improved** property known as: **1803 Broadway #321, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 7 day of April, 2022.

George Hekimian

Craig Thomas Jackson

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE HEKIMIAN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

_____
Notary Public
My Commission Expires: _____
(SEAL)

SEE NEXT PAGE for California Acknowledgment SR(WP) 4/7/2022

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRAIG THOMAS JACKSON, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
George Hekimian and Craig Thomas Jackson
11743 Norino Dr.
Whittier, CA 90601

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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 Los Angeles }

On April 7, 2022 before me, Suanne Ramirez,
Date *Here Insert Name and Title of the Officer*

personally appeared CRAIG THOMAS JACKSON and GEORGE HEKIMIAN
Name(s) of Signer(s)

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.

SUANNE RAMIREZ
Notary Public - California
Los Angeles County
Commission # 2297738
My Comm. Expires Aug 13, 2023

Place Notary Seal and/or Stamp Above

Signature Suanne Ramirez
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: April 7, 2022 Number of Pages: two
Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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