Karen Johnson Davidson County
Batch# 842273 DEEDQC
04/19/2022 03:22:30 PM 7 pgs
Fees: $38.00 Taxes: $118.40
20220419-0045244

# QUITCLAIM DEED

**MAIL RECORDED DEED TO:**

DAWN LOWRY
FREIBERT & MATTINGLY TITLE GROUP
800 LILY CREEK ROAD
SUITE 102
LOUISVILLE, KY 40243

**OWNER (SEND TAX BILLS TO):**

EDGAR E. BUITRAGO
RIKILDIS BUITRAGO
FELIPE BUITRAGO
3000 VANDERBILT PLACE, UNIT 222
NASHVILLE, TN 37212

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY-TWO THOUSAND AND 00/100 Dollars ($32,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, EDGAR E. BUITRAGO and RIKILDIS BUITRAGO, husband and wife (herein, "Grantor"), whose address is 3000 Vanderbilt Place, Unit 222, Nashville, TN 37212, hereby bargains, sells, remises, releases, quit claims and conveys to EDGAR E. BUITRAGO and RIKILDIS BUITRAGO, husband and wife, and FELIPE BUITRAGO, an unmarried man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 3000 Vanderbilt Place, Unit 222, Nashville, TN 37212, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3000 Vanderbilt Place, Unit 222, Nashville, TN 37212

Prepared By:
Acuity Title

Shawn R. Freibert
800 Lily Creek Road, Ste. 102
Louisville, KY 40243

PIN NO: 104 02 4B 222.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

## OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is THIRTY-TWO THOUSAND AND 00/100 Dollars ($32,000.00).

**Grantee:**

Grantee signature: Edgar E. Buitrago, BY Rikildis Buitrago His Attorney in Fact
Edgar E. Buitrago, by Rikildis Buitrago, as Attorney-in-Fact

Subscribed and sworn to under oath before me, this 11 day of March, 2023 by Rikildis Buitrago, Attorney-in-Fact for Edgar E. Buitrago.

[Affix Notary Seal]

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

LaTonya S Smith
SIGNATURE OF NOTARY PUBLIC
My commission expires: 08/27/2023

**Grantee:**

Grantee signature: Rikildis Buitrago
Rikildis Buitrago

Subscribed and sworn to under oath before me, this 11 day of March, 2023 by Rikildis Buitrago.

[Affix Notary Seal]

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

LaTonya S Smith
SIGNATURE OF NOTARY PUBLIC
My commission expires: 08/27/2023

WITNESS my hand and seal this 11 day of March, 2022

**GRANTOR:**

Edgar E. Buitrago, By Rikildis Buitrago, His Attorney in Fact.
Edgar E. Buitrago, by Rikildis Buitrago, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rikildis Buitrago, Attorney-in-Fact for Edgar E. Buitrago, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of March, 2022

[Affix Notary Seal]

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

LaTonya S Smith
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8/27/2023

**GRANTOR:**

Rikildis Buitrago
Rikildis Buitrago

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rikildis Buitrago, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of March, 2022

[Affix Notary Seal]

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

LaTonya S Smith
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8/27/2023

**Grantee:**

Grantee signature: _____

Felipe Buitrago

Subscribed and sworn to under oath before me, this 11 day of March, 2022 by Felipe Buitrago.

_____

SIGNATURE OF NOTARY PUBLIC

[Affix Notary Seal]

My commission expires: 08/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

## EXHIBIT A

[Legal Description]

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 222 OF BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, ESTABLISHED PURSUANT TO THE PROVISIONS 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 MASTER DEED ESTABLISHING BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20070503-0053313, AMENDED IN INSTRUMENT NO. 20070629-0077729, 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 "C" TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE SET FORTH IN EXHIBIT "D" TO SAID MASTER DEED, AS AMENDED.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record as Instrument Number 20060801-0093560; 20050105-0001970; 20050420-0044078; 20070503-0053313; 20070629-0077729; 20040615-0070569; 20060320-0031877; 20060405-0039176; 20050603-0062979, Register's Office for Davidson County, Tennessee.

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20071105-0130346 on November 5, 2007.

**PIN NO:** 104 02 4B 222.00

**STREET ADDRESS:**

3000 Vanderbilt Place, Unit 222, Nashville, TN 37212

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they*

*agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

# TRUE COPY CERTIFICATION

**I, DENNIS MATTINGLY, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith this 4th day of April, 2022 and that this is a true and correct copy of the original document executed and authenticated according to law dated the 11th day of March, 2022.**

**Dennis Mattingly**

**STATE OF KENTUCKY**

**COUNTY OF JEFFERSON**

**Personally appeared before me, Tiffany Cape, a notary public for this county and state, Dennis Mattingly who acknowledges that this certification of the electronic document is true and correct and whose signature I have witnessed.**

**April 4, 2022**

**Tiffany Cape**

**My Commission Expires: 3/2/24**

**Notary Seal**

TIFFANY L. CAPE
NOTARY PUBLIC
ID KYNP3798
MY COMMISSION EXPIRES 3/2/2024
STATE AT LARGE, KY.