Karen Johnson Davidson County
Batch# 844306 DEEDQC
04/22/2022 02:38:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220422-0046951

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
THIRDOAK LLC 71 Woodland Avenue Hershey, PA 17033-2157	New owner	091140F002.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Peter Warren and Taylor Warren, husband and wife,** by these presents do hereby quitclaim and convey unto, **THIRDOAK LLC, a Tennessee limited liability company**, its successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

The following described real estate, situated and being in Metropolitan Nashville and Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 9, together with the appurtenant interest in the common elements of Alabaster West Townhomes, a horizontal property regime with private elements established by the Declaration in Instrument No. 20171009-0103163, Register's Office of Davidson County, Tennessee, said Unit being depicated on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 1 on the Plan of Joe Maxwell of record Plat Book 6200, page 404, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to John Lauer and Shari Lauer, husband and wife from Alabaster West, LLC, a Tennessee limited liability company by Warranty Deed dated March 27, 2020 and recorded April 23, 2020, in Instrument #20200423-0042586, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter Warren and Taylor Warren, husband and wife from John Lauer and Shari Lauer, husband and wife by Warranty Deed dated March 24, 2022 and recorded on April 6, 2022, in Instrument Number 20220406-0040045, Register's Office for Davidson County, Tennessee.

Being also known as 227 Oceola Avenue #9, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 20 day of APRIL, 2022.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18 day of April, 2022.

Peter Warren

Taylor Warren

STATE OF Pennsylvania
COUNTY OF Dauphin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Peter Warren and Taylor Warren**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of April, 2022.

Ashley Nicole Roth
Notary Public

My Commission Expires: December 22, 2022

Commonwealth of Pennsylvania - Notary Seal
Ashley Nicole Roth, Notary Public
Dauphin County
My commission expires December 22, 2022
Commission number 1287325

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property (**227 Oceola Avenue #9, Nashville, TN 37209**) pursuant to a Quitclaim Deed prepared by Lockeland Law Group, PLC ("Lockeland Law Group"). The undersigned hereby acknowledges that he/she/they/it is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Lockeland Law Group, Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Lockeland Law Group is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Lockeland Law Group, Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he/she/it/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences (e.g., voiding a short term rental permit), and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities, or if such transfer causes additional liens to attach to the property.

Peter Warren

Taylor Warren

STATE OF Pennsylvania
COUNTY OF Dauphin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Peter Warren and Taylor Warren**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of April, 2022.

Ashley Nicole Roth
Notary Public

My Commission Expires: December 22, 2022

Commonwealth of Pennsylvania - Notary Seal
Ashley Nicole Roth, Notary Public
Dauphin County
My commission expires December 22, 2022
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