THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 847080 **DEEDQC**
04/28/2022 10:15:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220428-0049068

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2022.

Notary Public

My Commission Expires:

RYAN DIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
TCBY Properties, LLC 550 Glenoaks Blvd. San Fernando, CA 91340	New Owner	Map and Parcel No.: 082-14-0C-306.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Angel Thomas Ybarra and Brooke Ybarra** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **TCBY Properties, LLC, a Nevada Limited Liability Company**, its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit 306 of Eve, a Condominium Development established pursuant to the provision 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 Eve, a Condominium of record in Instrument Number 20200928-0111243, as corrected by Scrivener's Affidavit of record in Instrument Number 20201027-0124272, as amended in Instrument Number 20210614-0079782, in the Register's Office of 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, though, or upon the land embracing the regime and buildings thereof, said unit being depicted on Exhibit B to said Master Deed.

Together with the special rights to use the limited common elements as set out in Instrument Number 20200928-0111243 of the Declaration of Condominium for Eve, A Condominium and certain Parking Space Number 10.

Being the same property conveyed to Angel Thomas Ybarra and Brooke Ybarra by Warranty Deed from OII Property, L.P., a Tennessee limited partnership, dated December 30, 2021 and recorded on January 4, 2022 in Instrument No. 20220104-0001330, as corrected by Scrivener's Affidavit of record in Instrument Number 20220105-0002260, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **700 1st Avenue North, Unit 306, Nashville, TN 37201.**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever 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, Grantor has executed this instrument on this 13 day of April, 2022.

Angel Thomas Ybarra

Brooke Ybarra

STATE OF CA.)
COUNTY OF Los Angeles)

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

Witness my hand, at Office, this 13 day of April, 2022.

Notary Public

My Commission Expires: Oct 4, 2024

JOSH A. PECEV
Notary Public - California
Los Angeles County
Commission # 2334769
My Comm. Expires Oct 4, 2024