Karen Johnson Davidson County
Batch# 860431 DEEDQC
05/23/2022 08:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220523-0059266

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Megan Crawford
Affiant

Subscribed and sworn to before me this 12th day of May, 2022.

Bethany D Scott
Notary Public
My Commission Expires: 3-28-2026

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

BETHANY D SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 28, 2026

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Escape2MusicCity, LLC 2904 Darrell Court Franklin, TN 37064-1170	New Owner	092-10-0H-021.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Amy M. Boone, a married woman** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Escape2MusicCity, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 21, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180413-0035156 and amended in Instrument No. 20181228-0125893, and and amended in Instrument No. 20190220-0015516, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Saeed Salehpour, married by Warranty Deed from CJ Clifton Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20190215-0014355 Register's Office for Davidson County, Tennessee, dated February 13, 2019 and recorded on February 15, 2019.

Being the same property conveyed to The Malibu Valley Living Family Trust by Quitclaim Deed from Saeed Salehpour, married of record in Instrument No. 20190517-0046911 Register's Office for Davidson County, Tennessee, dated May 16, 2019 and recorded on May 17, 2019.

Being the same property conveyed to Amy M Boone, a married woman, by Warranty deed from The Malibu Valley Living Family Trust, of record in Instrument No 20220516-0056152 **, Register's Office for Davidson County, Tennessee.**

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

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.

Witness my hand this 12 day of May, 2022.

Amy M. Boone

Amy M. Boone

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Amy M. Boone**, the within named bargainors, 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 herein contained.

Bethany D Scott
Notary Public
My Commission Expires: 3-28-2026

BETHANY D SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 28, 2026

Certificate of Authenticity

I, **Nick Harris**, 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 May 12, 2022.

Affiant Signature

5-12-22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of May, 2022.

Notary's Signature

My Commission Expires: 3-28-2026

BETHANY D SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 28, 2026