AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Place
Victor, NY 14564
File No. CL220028410LD

Karen Johnson Davidson County
Batch# 862274 DEEDQC
05/25/2022 10:29:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220525-0060606

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 11802-1K-312-00

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED made and entered into on this 13th day of May, 2022, by and between **Cody Varga, unmarried**, residing at 2407 8th Avenue South, Nashville, TN 37204, **and Laura Varga, unmarried**, residing at 600 11th Avenue North, Apt 308, Nashville, TN 37203, hereinafter referred to as Grantor(s) and **Cody Varga, an unmarried man,** residing at 2407 8th Avenue South, Nashville, TN 37204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2407 8th Avenue South, Nashville, TN 37204

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/05/2020 under Instrument Number: 20200805-0087139 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Cody Varga

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Cody Varga, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 13th day of May, 2022.

Notary Public

My Commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Laura Varga

Laura Varga

STATE OF ~~TENNESSEE~~ California
COUNTY OF Alameda

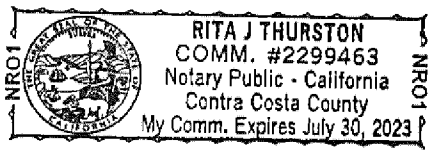
Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Laura Varga, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Oakland, CA, this 16 day of May, 2022

Rita J Thurston

Notary Public

My Commission expires: 7/30/2023



VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Cody Varga

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 13th day of May, 2022.

Vanessa Cortner
Notary Public
My Commission Expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Cody Varga
2407 8th Avenue South
Nashville, TN 37204

Name and address of property owner:

Cody Varga
2407 8th Avenue South
Nashville, TN 37204

Exhibit A

The following described property situated in the County of Davidson, State of Tennessee, to wit:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 312 OF EIGHTH SOUTH RESIDENCES, A RESIDENTIAL CONDOMINIUM, 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 EIGHTH SOUTH RESIDENCES, A RESIDENTIAL CONDOMINIUM OF RECORD IN INSTRUMENT NUMBER 20170619-0061466, IN THE REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH IS A SUB UNIT OF THE EIGHTH SOUTH MIXED-USE CONDOMINIUM ESTABLISHED BY MASTER DECLARATION OF RECORD IN INSTRUMENT NO. 20170619-0061465, 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 SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO CODY VARGA, UNMARRIED AND LAURA VARGA, UNMARRIED FROM RICHARD BRAILE AND VALERIE BRAILE, HUSBAND AND WIFE, DATED 07/31/2020, RECORDED 08/05/2020, DEED INSTRUMENT # 20200805-0087139, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel/APN/Tax ID: 11802-1K-312-00

Tennessee Certification of Electronic Document

I, Jennifer Terranova, 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 **5/13/22** (date of document).

Jennifer Terranova
Signature

5/17/22 Date

State of New York

County of Ontario

Sworn to and subscribed before me this **17th** day of **May**, 2**022**.

Kimberly L. Atkins
Notary's Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2026

My Commission Expires:
4/22/2026