THIS INSTRUMENT PREPARED BY:

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

No title search was performed in preparation of this Quitclaim Deed.

STATE OF CA
COUNTY OF Orange

The actual consideration for this transfer is: $0.00.

Darrin Thiel
Affiant

Subscribed and sworn to before me, this 15th day of June, 2022.

Notary Public
My Commission Expires: 8/16/25

VANESA NACHMAN
Notary Public - California
Orange County
Commission # 2371015
My Comm. Expires Aug 16, 2025

Karen Johnson Davidson County
Batch# 873433 DEEDQC
06/17/2022 09:46:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220617-0069475

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DST Trust 28652 Rancho del Lagro Laguna Niguel, CA 92677	New Owner	Map and Parcel No.: 105-11-2D-065.00

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, **Darrin Thiel and Sandra Thiel, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Darrin Gary Thiel and Sandra Thiel, Trustees of the DST Trust dated November 3, 2016**, their 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:

Being Unit No. 63 of Southgate Station, a Horizontal Property Regime With Private Elements, 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 Declaration of Covenants Conditions and Restrictions for Southgate Station, a Horizontal Property Regime With Private Elements of record in Instrument Number 20170726-0075875, supplemented in Instrument No. 20171130-0122369, and Supplemental recorded in Instrument Number 20210129-0013221, in the 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" on said Amendment to said Declaration; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Darrin Thiel, and Sandra Thiel, husband and wife by Special Warranty Deed from Southgate Partners, LLC, a Tennessee Limited Liability Company, dated June 3, 2022 and recorded on June 6, 2022 in Instrument No. 20220606-0064641, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1617 Marshall Hollow Drive, Nashville, TN 37203.**

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 15 day of June, 2022.

Darrin Thiel

Sandra Thiel

STATE OF CALIFORNIA)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Darrin Thiel** and **Sandra Thiel**, 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 15th day of June, 2022.

Notary Public

My Commission Expires: 8/16/25

VANESA YACHMAN
Notary Public - California
Orange County
Commission # 2371015
My Comm. Expires Aug 16, 2025