RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 873595 DEEDQC
06/17/2022 10:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220617-0069547

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2022.

NOTARY PUBLIC

My commission expires:

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Berman, et al **1620 B 6th Ave North** **Nashville, TN 37208**	**Same as New Owner**	081-08-0L-002.00-CO

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Thomas Berman and Diego Magana,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Thomas Berman, Diego Magana and Brady Holding, as tenants in common,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO

WITNESS OUR HAND, this 9th day of June, 2022.

Thomas Berman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Thomas Berman**, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of June, 2022.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Diego Magana

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Diego Magana**, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of June, 2022.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee being Unit No. B of the 1620 Sixth Avenue Townhomes, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101 et seq., as amended in Tennessee Code Annotated, as established by Master Deed and By-Laws of Record in Instrument No. 20071009- 0120295, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest In the Common Elements appurtenant to said unit as set forth in the Master Deed. Reference is hereby made to the plat of the 1620 Sixth Avenue Townhomes as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being further conveyed to Thomas Berman and Diego Magana, by Deed from Christopher Martin Walsh and Jamie A. Walsh, husband and wife, dated November 13, 2020, recorded November 19, 2020, and appearing of record in Instrument No. 20201119-0136410, Register's Office for Davidson County, Tennessee.

This property has never been a marital residence of any Grantor herein.

Certificate of Authenticity

I, Leslie Garside, 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 6/9/2022.

Date

Affiant Signature

6/13/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of June, 2022.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025