PREPARED BY AND
RETURN TO:

Charles A. Larson
Law Offices of Charles A. Larson
1049 Havenhurst Dr. No. 91
West Hollywood, CA 90046

Karen Johnson Davidson County
Batch# 896982 DEEDQC
08/01/2022 01:16:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220801-0087305

GRANTEE ADDRESS AND
MAIL TAX STATEMENTS TO:
Denis Wohlgemuth and Nicholas P. Smart, Trustees
7448 Jordan Ave.
Canoga Park, CA 91303

Parcel ID: 13603A12200CO

QUITCLAIM DEED

FOR NO CONSIDERATION, NICHOLAS P. SMART and DENIS WOHLGEMUTH, hereby REMISE, RELEASE and QUITCLAIM to DENIS WOHLGEMUTH and NICHOLAS P. SMART, as Trustees of the WOHLGEMUTH SMART LIVING TRUST created under Declaration of Trust dated July 23, 2022, the following described improved real property situated in the County of Davidson, State of Tennessee, commonly known as 3880 Priest Lake Dr. #38, Nashville, TN 37217, and more particularly described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 38, Building 16, in a Horizontal Property Regime as shown on the condominium site plan of Priest Lake Park Condominium Townhouse, Phase I, Condominiums, as of record in Plat Book 4460, Page 79, Revised in Plat Book 4460, Page 88, in the Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Nicholas P. Smart and Denis Wohlgemuth by deed from Wayne A. Davidson and wife, Maria Davidson, of record in Instrument 20141003-0091731, dated September 26, 2014, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 7679, Page 173; Book 4651, Page 412; Book 4943, Page 962; Book 4979, Page 939; Book 5189, Page 671; Book 8115, Page 838; Book 4651, Page 420; Book 5083, Page 417; Book 8115, Page 849; Book 9089, Page 765; Book 9089, Page 757; Book 9507, Page 606; Book 9927, Page 75; and Instrument 20011025-0116633, said Register's Office.

This conveyance is made subject to: (1) 2022 taxes, which have been assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 79, revised in Plat Book 4460, Page 88, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property known as 3880 Priest Lake Dr. #38, Nashville, TN 37217

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

The express purpose of this conveyance is to transfer to a revocable living trust created by the Grantors.

WITNESS my/our hands this 22nd day of July, 2022.

NICHOLAS P. SMART

DENIS WOHLGEMUTH

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Los Angeles)

On July 23, 2022, before me, Charles A. Larson, a Notary Public, personally appeared, NICHOLAS P. SMART and DENIS WOHLGEMUTH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Charles A. Larson

(Seal)

CHARLES A. LARSON
Commission No. 2287046
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires MAY 27, 2023

AFFIDAVIT OF VALUE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Los Angeles)

The actual consideration or true value, whichever is greater, for this transfer is $0.00.

NICHOLAS P. SMART

DENIS WOHLGEMUTH

Sworn to and subscribed before me this 13rd day of July, 2022.

Signature: _____

My commission expires: 5/27/23