Karen Johnson Davidson County
Batch# 899278 DEEDQC
08/05/2022 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220805-0089151

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Fabiano Ramos Dos Santos 305 Church St., Unit 301 Nashville, TN 37201	New Owner	093 06 1E 302.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Fabiano Ramos Dos Santos, an unmarried man** by these presents does hereby quitclaim and convey unto **Christopher Weaver, an unmarried man, as to a 35% interest, as tenants-in-common,** their heirs, successors, representatives, and/or assigns, her rights, title and interest in and to the following described tract of land:

305 Church Street, Unit 301, and rights to one parking space, of the Church Street Lofts of the Banner Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 at seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the Administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a horizontal property regime of the Banner Block Condominiums, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed of record as Instrument No. 20060731-0092812, Registers Office for Davidson County, Tennessee; By Fourth Amendment to Master Deed. of record as Instrument No. 20060907-0110529, Registers Office for Davidson County, Tennessee; and by Fifth Amendment to Master Deed of record as Instrument No. 20081013-0127441, Registers Office for Davidson County, Tennessee, such Fifth Amendment being re-recorded as Instrument No. 20081027-0133858, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Fabiano Ramos Dos Santos, an unmarried by Warranty Deed from Daniel H. Shickler, an unmarried man, of record in Instrument No. 20220722-083832 Register's Office for Davidson County, Tennessee, dated July 15, 2022 and recorded on July 22, 2022.

Being also known as 305 Church Street, Unit 301, Nashville, TN 37201.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
30th day of August 2022.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of this 30th day of August, 2022.

Fabiano Ramos Dos Santos

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 Fabiano Ramos Dos Santos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of August, 20212.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/05/2022 ____ (date of document).

Affiant Signature

08/05/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025