(2)

Karen Johnson Davidson County
Batch# 918076 DEEDQC
09/16/2022 03:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220916-0103694

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20211656DON0404

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration is $0.00.

Dina Andrei
AFFIANT

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

Sydney Lasch
NOTARY PUBLIC

My Commission Expires: 1/14/26

NEW OWNER:

Dallas Latos
102 Rose Garden Ct
Murfreesboro, TN 37127

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

094120A40400CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Paul D. Jolley, (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Dallas Latos (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 404 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being a portion of the same property conveyed to 1600 Lebanon Partners, G.P., a Tennessee general partnership by Special Warranty Deed from Somerset Development Partners, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200422-0042304 Register's Office for Davidson County, Tennessee, dated April 20, 2020 and recorded on April 22, 2020.

Being a portion of the same property conveyed to Richard W. Sebastian, Trustee by Quitclaim Deed from 1600 Lebanon Partners, G.P., a Tennessee general partnership of record in Instrument No. 20210315-0033882 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 15, 2021 and within the same deed the said Richard W. Sebastian, Trustee conveyed his interest in the subject property to 1600 Lebanon Partners, G.P., a Tennessee general partnership.

Being a portion of the same property conveyed to Ontario Partners, Inc., a Tennessee corporation by Quitclaim Deed from 1600 Lebanon Partners, G.P., a Tennessee general partnership of record in Instrument No. 20210315-0033883 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 15, 2021

Being the same property conveyed to Paul D. Jolley and Dallas Latos by Deed from Ontario Partners, Inc., a Tennessee corporation of record in Instrument No. 202209160103693 *, Register's Office for Davidson County, Tennessee, dated September 15, 2022.*

This property is commonly known as 1540 Lebanon Pike, Unit 404, Nashville, TN 37210.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 15th day of September, 2025.

GRANTOR:

Paul D. Jolley

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul D. Jolley with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 15th day of September, 2025.

Kandice Eubanks
NOTARY PUBLIC

My Commission Expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Robin White, 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 9.15.22 (date of document).

Affiant Signature

9.15.22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY