Name and Address of New Owner:
Luis J Murillo and Alma Giovanna Murillo
14100 Old Hickory Boulevard
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 933916 DEEDQC
10/26/2022 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221026-0116090

Map & Parcel No: 04022K20400CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alma Giovanna Burchell and Luis J. Murillo, a married couple,** "the Grantors," convey and quitclaim unto **Luis J Murillo** and **Alma Giovanna Murillo, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 204 of The Lofts at 30th, a Condominium Development 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 Lofts at 30th, of record in Instrument Number 20211208-0162910, as amended in First Amendment to Declaration in Instrument Number 20211221-0168471, as further amended in Second Amendment to Declaration in Instrument No. 20220411-0041810, as further amended in Third Amendment to Declaration Instrument No. 20220414-0043523, 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 "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to Alma Giovanna Burchell and Luis J. Murillo, a married couple by Special Warranty Deed from 30th CORE, LLC, a Tennessee Limited Liability Company, dated May 10, 2022, of record in Instrument No. 20220518-0057129, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 210 30th Avenue N, #204, Nashville, TN 37203

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

202210260116090

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 25 day of October, 2022.

(SEAL)
Luis J Murillo

(SEAL)
Alma Giovanna Murillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of October, 2022, before me personally appeared **Luis J Murillo** and **Alma Giovanna Murillo**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of October, 2022.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25 day of October, 2022.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

202210260116090

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10.25.22 (date of document).

Affiant Signature

10.25.22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212