This instrument prepared by:
Christy Velardi Molasky
1117 Trophy Hills Drive
Las Vegas, NV 89134

Karen Johnson Davidson County
Batch# 937347 DEEDQC
11/03/2022 08:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221103-0118565

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Nashville Gigs LLC	Nashville Gigs LLC	082 14 0A 119.00
1117 Trophy Hills Drive	1117 Trophy Hills Drive	
Las Vegas, NV 89134	Las Vegas, NV 89134	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Christy Velardi Molasky, a married woman, who acquired title as an unmarried woman** by these presents do hereby quitclaim and convey unto the said **Nashville Gigs LLC, a Nevada limited liability company**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This is unimproved ( ) property known as 750 1st Avenue North, Nashville, Tennessee 37201
Improved (X)

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

Witness our hand this 6th day of July, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Christy Velardi Molasky

Christy Velardi Molasky

ACKNOWLEDGMENT

STATE OF Nevada)

COUNTY OF Clark) ss

Personally appeared before me, Summer Leann Arevalo, a Notary Public in and for said County and State, **Christy Velardi Molasky** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at State of Nevada this 6th day of July, A.D., 2022.

NOTARY STAMP/SEAL
SUMMER LEANN AREVALO
Notary Public, State of Nevada
Appointment No. 21-8398-01
My Appt. Expires Jun 9, 2025

Summer Leann Arevalo

NOTARY PUBLIC
Notary Commission Expires: June 9 2025

AFFIDAVIT OF VALUE

STATE OF Nevada)
COUNTY OF Clark)

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00 Recordation Tax Code 67-4-409(a) (4).

Subscribed and sworn to before me this the 6th day of July, 2022.

(Affix Seal)

SUMMER LEANN AREVALO
Notary Public, State of Nevada
Appointment No. 21-8398-01
My Appt. Expires Jun 9, 2025

Christy Velardi Molasky
Affiant

Notary Public
My Commission Expires: June 9, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NUMBER 750 AS SPECIFIED ON THE PLAT SHOWN IN THE MASTER DEED, ON THE PLAN OF RIVERFRONT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR RIVERFRONT CONDOMINIUMS, OF RECORD UNDER INSTRUMENT NUMBER 20051221-0153160, AS AMENDED IN INSTRUMENT NUMBER 20051228-0155671, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN THE SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF RIVERFRONT CONDOMINIUMS FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20051228-0155671, AS AMENDED IN INSTRUMENT NUMBER 20051228-0155671, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. ALL MATTERS APPEARING ON THE PLAN OF RIVERFRONT CONDOMINIUMS IN MASTER DEED OF RECORD IN INSTRUMENT NO. 20051221-0153160 AND AMENDED IN INSTRUMENT NO. 20051228-0155671, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

2. SUBJECT TO THE COVENANT, CONDITION, OR RESTRICTION, RECORDED IN INSTRUMENT NO. 20051221-0153160 AND AMENDED IN INSTRUMENT NO. 20051228-0155671, INSTRUMENT NO. 20060518-0058640 AND INSTRUMENT NO. 20150402-0029055, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

3. CHARTER FOR RIVERFRONT CONDOMINIUMS OWNERS' ASSOCIATION OF RECORD IN INSTRUMENT NO. 20051216-0151344 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

4. BYLAWS OF RECORD IN INSTRUMENT NO. 20090109-0002382 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Christy Velardi Molasky, an unmarried woman by Warranty Deed from Justin Wayne Smith, a single man of record in Document No. 20181029-0106876, said Register's Office.

Tennessee Certification of Electronic Document

I, Jennifer E. Allen, 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 7-6-2022 (date of document).

Jennifer E Allen
Affiant Signature

October 28, 2022
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 28th day of October, 2022.

Valerie Ward
Notary's Signature

MY COMMISSION EXPIRES: August 28, 2023

NOTARY'S SEAL

VALERIE WARD
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-4707-1
My Appt. Expires August 28, 2023