NEW OWNER:
MATTHEW KATZ
952 RIVERSIDE DRIVE
NASHVILLE, TN 37206

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: bjt

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch# 946402 DEEDQC
12/01/2022 09:13:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221201-0125703

Map & Parcel No.: 083070T00300

QUITCLAIM DEED

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, we, **BARRETT KATZ and DEBORAH KATZ, husband and wife,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **MATTHEW KATZ, a single man,** his successors and assigns, forever, all of our right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee and being bound and described as follows, to-wit:

Being known and designated as all of Unit No. 3, as established by Declaration of Covenants, Conditions, and Restrictions for 942 HOMES AT RIVERSIDE DRIVE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150316-0022506, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B," to which declaration specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of 942 HOMES AT RIVERSIDE DRIVE, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150316-0022506, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to BARRETT KATZ and DEBORAH KATZ, husband and wife, by Warranty Deed from Riverside, GP, a Tennessee General Partnership, dated July 1, 2021, and of record in Instrument No. 20210702-0089952, Register's Office for Davidson County, Tennessee.

This is **IMPROVED** property known as: **952 RIVERSIDE DRIVE, NASHVILLE, TENNESSEE 37206**.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS OUR SIGNATURES hereto this 21 day of NOVEMBER, 2022.

BARRETT KATZ

DEBORAH KATZ

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BARRETT KATZ and DEBORAH KATZ**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21 day of NOVEMBER, 2022.

NOTARY PUBLIC

My commission expires: MAY 3, 2026

R. C. FERNANDEZ
Notary Public - California
Los Angeles County
Commission # 2402966
My Comm. Expires May 3, 2026

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I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 21 day of NOVEMBER, 2022.

NOTARY PUBLIC

My commission expires: May 3, 2026

R. C. FERNANDEZ
Notary Public - California
Los Angeles County
Commission # 2402966
My Comm. Expires May 3, 2026