Karen Johnson Davidson County
Batch# 948632 DEEDQC
12/06/2022 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221206-0127331

Return to:

STEVEN LEE NAKASH
PICKARD & ROSS PC
12712 W. KEN CARYL AVE.
LITTLETON, CO, 80127

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
STEVEN LEE NAKASH 12712 W. KEN CARYL AVE., LITTLETON, CO, 80127
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEVEN LEE NAKASH	STEVEN LEE NAKASH	072060D00100CO
PICKARD & ROSS PC 12712 W. KEN CARYL AVE. LITTLETON, CO, 80127	PICKARD & ROSS PC 12712 W. KEN CARYL AVE. LITTLETON, CO, 80127	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **NASHVILLE NAKASH, LLC**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **STEVEN LEE NAKASH, TRUSTEE OF THE STEVEN LEE NAKASH TRUST, DATED MARCH 17, 2017**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 935-A, THOMAS AVENUE TOWNHOMES, III, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THOMAS AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20141107-0103302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS, AND TENANTS OF THOMAS AVENUE TOWNHOMES, III, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN THE SAID DECLARATION, THE PLAT FILED AS EXHIBIT "A" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20141107-0103302, AND BYLAWS APPENDED THERETO AS EXHIBIT "B", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMES I. COMPTON, AN UNMARRIED PERSON BY DEED FROM AARON T. WALKER AND DALE M. GARRETT OF RECORD IN BOOK 10238, PAGE 700, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 25, 1996 AND RECORDED ON OCTOBER 28, 1996. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOSEPH GILCHRIST, AN

INDIVIDUAL, UNMARRIED AN UNDIVIDED ONE-HALF-INTEREST BY DEED FROM JAMES I. COMPTON, AN INDIVIDUAL, UNMARRIED OF RECORD IN INSTRUMENT NO. 20060512-0055762, BEING A RE-RECORD OF INSTRUMENT NO. 20060424-0046711, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 07, 2006 AND RECORDED ON MAY 12, 2006. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BATTLEGROUND INVESTMENTS, LLC, BY WARRANTY DEED FROM JAMES I. COMPTON, AN INDIVIDUAL, UNMARRIED, AN UNDIVIDED ONE-HALF JOSEPH GILCHRIST, AN INDIVIDUAL UNMARRIED, AN UNDIVIDED ONE-HALF OF RECORD IN INSTRUMENT NO. 20140930-0090198 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 24, 2014 AND RECORDED ON SEPTEMBER 30, 2014. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HONEY BEE PARTNERS, LLC, BY WARRANTY DEED FROM BATTLEGROUN INVESTMENTS OF RECORD IN INSTRUMENT NO. 20141029-0099839 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 23, 2014 AND RECORDED ON OCTOBER 29, 2014. THIS PROPERTY IS IMPROVED PROPERTY KNOWN AS 935 A THOMAS AVENUE, NASHVILLE, TN, 37216

TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO NASHVILLE NAKASH, LLC FROM STEVEN NAKASH, UNMARRIED AND RECORDED ON FEBRUARY 5, 2018 APPEARING IN INSTRUMENT NO. 20180205-0011302.

Property known as, 935 A THOMAS AVENUE, NASHVILLE, TN, 37216

Wherever 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 my hand this 2nd day of December, 2022

NASHVILLE NAKASH, LLC

BY: STEVEN NAKASH

ITS: Owner Principal

STATE OF ~~TENNESSEE~~ Colorado

COUNTY OF Arapahoe

Before me, Staci Quintanilla of the state and county mentioned, personally appeared Steven Nakash to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

STACI QUINTANILLA
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184024124
MY COMMISSION EXPIRES JUN 8, 2026

Notary Public
Printed Name: Staci Quintanilla
My Commission Expires: 6-8-2026

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **10.00**.

Affiant

STATE OF ~~TENNESSEE~~ Colorado

COUNTY OF Arapahoe

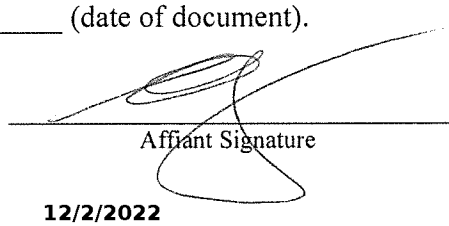
Subscribed and sworn before me this the 2nd day of December, 2022

Notary Public
My commission expires: 6-8-2026

STACI QUINTANILLA
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184024124
MY COMMISSION EXPIRES JUN 8, 2026

Tennessee Certification of Electronic Document

I, Meaghan McCarthy, 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 12/2/2022 (date of document).



Affiant Signature

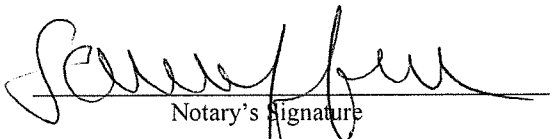
12/2/2022

Date

State of Rhode Island

County of Providence

Sworn to and subscribed before me this 2ND day of DECEMEBER, 2022.



Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

NOTARY'S SEAL

Samantha Hoffman
Notary Public
State of Rhode Island
MY COMMISSION EXPIRES 02-20-2023
Commission # 757590