Karen Johnson Davidson County
Batch# 948721 DEEDQC
12/07/2022 09:16:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221207-0127496

Return to:
STEVEN LEE NAKASH
112C ROSEBANK AVENUE
NASHVILLE, TN 37206

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
STEVEN LEE NAKASH, 112C ROSEBANK AVENUE, NASHVILLE, TN 37206
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, TRUSTEE	STEVEN LEE NAKASH, TRUSTEE	083-03-0P-001.00CO
112C ROSEBANK AVENUE NASHVILLE, TN 37206	112C ROSEBANK AVENUE NASHVILLE, TN 37206	

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, **STEVEN NAKASH, ALSO KNOWN AS STEVEN LEE NAKASH** 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 No. 3 , on the Horizontal Property Regime with Private Elements for Homes At 112 Rosebank II, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150225-0016284, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to REGAN SANDERS and SARAH SCHAEDEL, by deed from JEFFREY C. KING and TAMMY KING, HUSBAND AND WIFE, of record in Instrument No. 20170720-0073196 , dated July 11, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 083-03-OP-001.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20150225-0016284, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20140820-0075504, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20150203-0010104, said Register's Office.

Property known as, **112C ROSEBANK AVENUE, NASHVILLE, TN 37206**

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 Dec, 20 22

Steven aka Steven Lee Nakash

STEVEN ~~NAKASH~~ A/K/A STEVEN LEE NAKASH

STATE OF ~~TENNESSEE~~ Co Colorado

COUNTY OF Arapahoe

Before me, Staci Quintanilla of the state and county mentioned, personally appeared **STEVEN NAKASH A/K/A STEVEN LEE 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

Staci Quintanilla
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.

Steven aka Steven Lee Nakash

STEVEN NAKASH A/K/A STEVEN LEE NAKASH

STATE OF ~~TENNESSEE~~ Colorado

COUNTY OF Arapahoe

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

Staci Quintanilla

Notary Public

My commission expires: 6-8-2026.

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

Certificate of Trust

I, **Steven Lee Nakash, Trustee of the Steven Lee Nakash Trust, dated March 17, 2017** certify that:

1. I am the Grantor and Trustee of the Trust;

2. The Trust was created during the lifetime of the Grantor, remains in full force and effect and has not been revoked, terminated, or otherwise amended in any manner which would cause the representations in this Certification to be incorrect;

3. The Grantor has the power to amend and revoke the Trust;

4. Pursuant to the Trust, when specifically authorized and directed by the beneficiaries of the Trust, the Trustee has full right, power and authority to deal with any property owned or held by the Trust with the same force and effect as though such property were individually owned;

5. The Trustee by instrument in writing signed by all the holders of beneficial interests under the Trust, has been duly authorized and directed to (1) refinance the property located at: **112C ROSEBANK AVENUE, NASHVILLE, TN 37206**; and (2) to execute all such other agreements, affidavits, mortgages, notes, certificates, ALTA statements, CDs, Truth in Lending Disclosures, instruments, and documents as the Trustee deems necessary in order to effectuate said refinance.

6. No beneficiary is a minor, a corporation selling all or substantially all its Nevada assets, or personal representative of an estate subject to estate tax liens, or is now deceased or under any legal disability.

7. The Trustee has the power to encumber, mortgage, or pledge trust property for a term within or extending beyond the term of trust;

Signed under oath, as a sealed instrument this 2nd day of December, 2022

Steven Lee Nakash, Trustee

STATE OF Colorado

COUNTY OF Arapahoe

On this 2nd day of December, 2022, before me, the undersigned notary public, personally appeared, proved to me through satisfactory evidence of identification, which was Steven Lee Nakash to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily and for its stated purpose.

Staci Quintanilla

Printed Name: Staci Quintanilla

Notary Public, State of, Colorado

County of: Arapahoe

My Commission Expires: 6-8-2026

Acting in the County of: Arapahoe

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