Karen Johnson Davidson County
Batch# 949725 DEEDQC
12/09/2022 08:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221209-0128191

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the grantor/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Starwood Properties, LLC 2519 Clifton Ave. #202 Nashville, TN 37209	Jonathan T. Silverman 2519 Clifton Ave. #202 Nashville, TN 37209	092-10-0H-022.00-CO

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, **Jonathan T. Silverman, a single man,** by these presents does hereby quitclaim and convey unto **Starwood Properties, LLC, a Tennessee limited liability company,** its successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, being Unit 22, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180413-0035156 and amended in Instrument No. 20181228-0125893, and amended in Instrument No. 20190220-0015516, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Malibu Valley Living Family Trust by Quit Claim Deed from Saeed Salehpour, married of record in Instrument No. 20190517-0046900 Register's Office for Davidson County, Tennessee, dated May 16, 2019 and recorded on May 17, 2019. Being the same property conveyed to Jonathan T. Silverman, a single man by Warranty Deed from The Malibu Valley Living Family Trust dated March 8, 2012, of record in Instrument No. 20221130-0125430 Register's Office for Davidson County, Tennessee, dated November 22, 2022.

This is improved property known as 2519 Clifton Avenue, No. 202, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

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

Affiant

Notary Public

My commission expires: 3-24-25

COURTNEY FORSE
STATE OF TENNESSEE
NOTARY PUBLIC
MADISON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 2nd day of December, 2022.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Jonathan T. Silverman

STATE OF TENNESSEE
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jonathan T. Silverman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained, by personally signing his name for the purposes therein.

Witness my hand and seal this 2 day of December, 2022.

Notary Public

My Commission Expires: 3-1-2024

CORY FORS
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 9, 2022 (date of document).

Affiant Signature

December 9, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023