Quit Claim Deed

Karen Johnson Davidson County
Batch# 964145 DEEDQC
01/25/2023 08:51:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230125-0005602

This Instrument Prepared By:
Alexandria D. Hurst
BLINK LAW LLC
424 Church Street Ste. 2000
Nashville TN 37219

Map Parcel No.: 105 16 0G 001.0
Property Known as: 331A Vivelle Avenue, Nashville, Tennessee 37210
Mail Tax Notice to: SunTrust Mortgage at 1001 Semmes Avenue Richmond, VA 23224
New Owner: Peter Kaihani

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Nikole Kathryn Kaihani of the County of Davidson and State of Tennessee for and in consideration of the Marital Dissolution Agreement between the parties, do hereby bargain, sell, release, remise, quit claim, and convey unto Peter Kaihani all of her right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Vivelle Residences II, a Horizontal Property Regime with Private Elements as record of Instrument No. 20170420-0038922 and being shown on Plat attached thereto as Exhibit it *C* in the Register's Office for Davidson County, TN to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peter Kahaini and Nikole Kaihani by Warranty Deed from Paty Construction, LLC of record in Instrument No. 20180326-0028044, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Paty Construction, LLC, a Tennessee limited liability company by Warranty Deed from Norma H. Taylor, a 50% undivided interest and Cynthia Hicks, a 16.666% undivided interest and Daniel Hicks, a 16.666% undivided interest, and Rachel Lewis, a 16.666% undivided interest all as tenants in common of record in Instrument No. 20170413-0036175, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 19th day of September, 2022.

Nikole Kathryn Kaihani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the Nikole Kathryn Kaihani with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he or she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 19 day of September, 2022.

Marina Smolyaninova
NOTARY PUBLIC

My commission expires: 01/11/2026

MARINA SMOLYANINOVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, or we, hereby swear or affirm to the best of affiant's knowledge, information and belief, this transfer is pursuant to Final Decree of Divorce and is therefore exempt under TCA § 67-4-409(a)(3)(E).

Nikole Kathryn Kaihani, affiant

SWORN TO AND SUBSCRIBED before me this 19 day of September, 2022.

Marina Smolyaninova
NOTARY PUBLIC

My commission expires: 01/11/2026

MARINA SMOLYANINOVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY