THIS INSTRUMENT PREPARED BY:

J. KASEY TALBOTT, Attorney at Law
Centerpoint Group Law Firm
805 S. Church St., Suite 11
Murfreesboro, TN 37130

NAME AND ADDRESS OF NEW OWNER:

Kiowa Partners, LLC
550 W. 45th St. Apt. 2903
New York, NY 10036

SEND TAX BILLS TO: SAME

Karen Johnson Davidson County
Batch# 972296 DEEDQC
02/21/2023 08:32:20 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230221-0011905

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND CENTERPOINT GROUP LAW FIRM, AND ITS ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map No. 091-03-1B; Parcel No. 311.00CO; Map No. 091-03-1 B, Parcel No. 111.00CO; Map No. 091-03-1 B, Parcel No. 109.00CO)

THIS INSTRUMENT made and entered into on this the 10th day of February, 2023, by and between, unto **JOSEPH C. PATITO and AMIR ATEFI** ("Grantors"), and **KIOWA PARTNERS, LLC, a Tennessee Limited Liability Company** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transfer, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns, all Grantors' right, title and interest in and to the following described real estate, to wit:

> Land in Davidson County, Tennessee, being Units 311, 111, and 109 together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200915-0105204, First Amendment at Instrument No. 20211026-0143658, and Second Amendment at Instrument No. 20220803-0088689, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same properties conveyed to Joseph C. Patito, a single person, and Amir Atefi, married, as tenants in common, by Warranty Deeds from Silo West Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument Nos. 20220826-0096739, 20221003-0108780, and 20221003-0108801, Register's Office for Davidson County, Tennessee, and recorded on August 26, 2022, and October 3, 2022.
>
> THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises and these premises are not the marital residence of either grantee.

These are improved properties known as 1677 54th Avenue N, Units 311, 111, and 109, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 16th day of January, 2023.

JOSEPH C. PATITO

STATE OF New York)

COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Joseph C. Patito, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at New York, NY, this 16th day of January, 2023.

Notary Public

My Commission Expires: March 22nd, 2025

PEYTON FLAKE
Notary Public - State of New York
NO. 01FL6415620
Qualified in Kings County
My Commission Expires Mar 22, 2025

AFFIDAVIT

STATE OF New York)

COUNTY OF New York)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 16th day of January 2023.

Notary Public

My Commission Expires: March 22nd 2025

PEYTON FLAKE
Notary Public - State of New York
NO. 01FL6415620
Qualified in Kings County
My Commission Expires Mar 22, 2025

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 10th day of February, 2023.

AMIR ATEFI

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Amir Atefi, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 2023.

Notary Public

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego
On 02/10/23 (Date) before me, Jose Fragoza Ribera, Notary Public (Here Insert Name and Title of the Officer)
personally appeared _____ (Name(s) of Signer(s))
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Signature _____ (Seal)

JOSE FRAGOZA RIBERA
COMM. #2416150
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires September 15, 2026