PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:
Hamid Dayani and Graciela Ovejero, Trustee
P.O. Box 72044
Davis, CA 95617

Karen Johnson Davidson County
Batch# 999444 **DEEDQC**
05/04/2023 08 25 23 AM 2 pgs
Fees $12 00 Taxes $0 00

20230504-0033027

SEND TAX BILLS TO:
New Owner

Map & Parcel· 93-6-1-87

QUITCLAIM DEED

In consideration of $10 00, and other good and valuable consideration, **Hamid Dayani and Graciela Ovejero,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Hamid Dayani and Graciela Ovejero, as Co-Trustees of the Hamid Dayani and Graciela Ovejero Trust,** Grantee Said property conveyed herein is described as follows·

Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit No. 1603 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No 20061004-0122834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hamid Dayani, unmarried, and Graciela Ovejero, unmarried, as joint tenants with right of survivorship, from Viridian Development Company, LLC, by Warranty Deed, of record in Instrument No. 20061027-0133571, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 415 Church Street, Unit 1603, Nashville, TN 37219.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 28 day of April 2023.

Hamid Dayani

Graciela Ovejero

STATE OF California

COUNTY OF Yolo

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Hamid Dayani and Graciela Ovejero, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 28 day of April, 2023.

Notary Public Laura Christensen

My Commission Expires: 03/15/2026

LAURA CHRISTENSEN
Notary Public - California
Yolo County
Commission # 2394289
My Comm Expires Mar 15, 2026