Karen Johnson Davidson County
Batch# 1005256 DEEDQC
05/19/2023 09 40 29 AM 3 pgs
Fees $17 00 Taxes $0 00
20230519-0037640

This Instrument Prepared By and Returned To
Kevin D Montgomery, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL
California at 54th Homes Homeowners Association 5401 California Ave Nashville, TN 37209	Same	091030A90000CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, **LONE OAK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **CALIFORNIA AT 54TH HOMES HOMEOWNERS ASSOCIATION, A TENNESSEE NON-PROFIT CORPORATION** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows

Land in Davidson County, Tennessee being Lot Nos 1302 and 1304 of Block 45 on the Plat of Plan No 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of this property

LESS AND EXCEPT

Land in Davidson County, Tennessee, being Units A & B of California at 54th Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for California at 54th Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160623-0064021, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of California at 54th Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160623-0064021, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Lone Oak, LLC by deed of record in Instrument No. 20160601-0054843 and in Instrument No. 20160601-0054844 , said register's office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises The purpose of this quitclaim deed is to convey and transfer all common areas and open space, including all limited common elements, related to the above described horizontal property regime ("HPR"), to the incorporated townhouse corporation which serves as the "Association" under the Declaration establishing the HPR Nothing herein shall terminate or diminish each unit owner's rights to the use and enjoyment of the common areas and/or limited common areas which serve their respective units

This is unimproved property known as 1421 C 54th Ave N, Nashville, TN 37209

Witness my hand this 17 day of May, 2023

LONE OAK LLC, a Tennessee Limited Liability Company

William Wade, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared William Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Chief Manager of LONE OAK LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal in Nashville, Tennessee this 17 day of May 2023.

Notary Public

My Commission Expires_____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2023

Notary Public
My commission expires _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23