Karen Johnson Davidson County
Batch# 1005537 DEEDQC
05/19/2023 10 54 10 AM 2 pgs
Fees $12 00 Taxes $0 00
20230519-0037732

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESS COUNTY OF DAVID The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 18th day of May, 2023. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

QUITCLAIM DEED

Address New Owner: JLOTAV Holdings, LLC 137 Rehoboth Lane Mooresville, NC 28117	Send Tax Bills To: New Owner	Tax Information: 105 02 3F 306.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Tracey A. Vonada, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **JLOTAV Holdings, LLC, a North Carolina Limited Liability Company,** their heirs and assigns, all of their interest in the following land:

A certain condominium located in Davidson County, Tennessee, being Unit No. 306 of Alina, a Condominium established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium, of record in Instrument No. 20200415-0039348 as being amended in Instrument No. 20200609-0058742, Instrument No. 20200721-0079746, Instrument No. 20200727-0082071, Instrument No. 20200827-0097047, Instrument No. 20200827-0097052, Instrument No. 20201030-0127250 and Instrument No. 20210309-0030977, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration of Condominium; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Condominium.

Together with the special rights to use the limited common elements as set out in the Declaration of Condominium for Alina, a Condominium and certain parking space number 17.

Being the same property conveyed to Tracey A. Vonada, married, by Warranty Deed from John Poisson and Melissa Poisson, Husband and Wife, of record in Instrument No. 20230505-0033506, in the Register's Office of Davidson County, Tennessee, dated May 4th, 2023 and recorded on May 5th, 2023.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May 2023.

Tracey A. Vonada

STATE OF NC)
COUNTY OF Iredell)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Tracey A. Vonada**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of May 2023.

Notary Public
My Commission Expires: 12-17-2026

PATTY C CLONTZ
Notary Public - North Carolina
Iredell County
My Commission Expires Dec 17, 2026