RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 1022440 DEEDQC
07/05/2023 08:58:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230705-0051120

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Cielo Ventures, LLC 4004A Woodmont Blvd. Nashville, TN 37205	New Owner	103044C00100CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **SKYE MEJIA, MARRIED** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **CIELO VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** his successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit A of Homes at Colorado & 41st Ave. N., a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Colorado & 41st Ave. N., a Horizontal Property Regime with Private Elements, of record as instrument No. 20211007-0134757, 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 Homes at Colorado & 41st Ave. N., a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211007-0134757, 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 Skye Mejia, Unmarried by Warranty Deed from James T. Shrader and Debra Lynn Carter Shrader, individually, and Debra Lynn Carter Shrader as Custodian for Jack Lawrence Shrader, John Terry Shrader and Katherine Shrader Dowdall (formerly known as Katherine Ruth Shrader), and Monica McCullough as Guardian for Caden James Shrader, a minor recorded on the 4th day of October, 2021 of record in Instrument No. 20211004-0132732, Register's Office for Davidson County, Tennessee.

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

This property was never the marital residence of the Grantor herein named.

This is unimproved property is known as 4100 Colorado Avenue, Nashville, TN 37209

Witness my hand this 3rd day of July, 2023

SKYE MEJIA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Skye Mejia, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2023.

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2023.

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public