Karen Johnson Davidson County
Batch# 1024075 DEEDQC
07/10/2023 09:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230710-0052318

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Nikki M. Regina 1906 Adelicia Street, #107 Nashville, TN 37212	New owner	092160E00800CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gregory L. Boatwright**, by these presents does hereby quitclaim and convey unto **Nikki M. Regina**, her successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 107, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212- 0143307, as further amended by instrument of record in Instrument No. 20091818-0077786 in the Register's Office for Davidson County, Tennessee (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 231 and 232 and Storage Space Number 95A, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Nikki M. Regina and Gregory L. Boatwright, as joint tenants with right of survivorship by deed from Yunna Jiang, a married woman, as her sole and separate property, of record in Instrument No. 20220510-0053183, dated December 23, 2019, said Register's Office.

Being also known as 1906 Adelicia Street, #107, Nashville, TN 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 6 day of JULY, 2023.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6th day of July, 2023.

Gregory L. Boatwright

STATE OF NEW YORK
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Gregory L. Boatwright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6 day of July, 2023.

Notary Public

My Commission Expires: 3/23/2024

LORI LYNN KENNEDY
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Orange County
01KE6406254
MY COMMISSION EXPIRES 03/23/2024

Tennessee Certification of Electronic Document

I, Steven T. Mollis do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 9, 2023 (date of document).

Affiant Signature

July 9, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023