Karen Johnson Davidson County
Batch# 1025140 DEEDQC
07/12/2023 08 10 19 AM 2 pgs
Fees $12 00 Taxes $0 00
20230712-0053126

THIS INSTRUMENT PREPARED BY:
Jonathan S Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
J and M Rental Properties 13530 40th PL W Lynnwood, WA 98087	Same	091-05-IC-008.00 CO

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jeffrey Camelio and Michelle M. Camelio, husband and wife ("Grantors"), hereby this day grant, bargain, sell, quitclaim, transfer, and convey unto J and M Rental Property LLC ("Grantee"), and their successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8, on the Horizontal Property Regime for 2 Aves, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180926-0095647 and amended in Instrument No. 20190426-0038655 and Instrument No. 20190709-0066829, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to Jeffrey Camelio and Michelle M. Camelio, husband and wife, by warranty deed from RSD Vernon and James, LLC a Tennessee Limited Liability Company, of record in Instrument No. 20190814-0081049, dated August 14, 2019, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 707 Vernon Avenue, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, Jeffrey Camelio and Michelle M Camelio, husband and wife, have executed this Quitclaim Deed as of the 5 day of June, 2023.

JEFFREY CAMELIO

MICHELLE M. CAMELIO

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public of this County, Jeffrey Camelio and Michelle M. Camelio, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 5th day of June, 2023.

FLORA D TAYLOR
Notary Public
State of Washington
License Number 20105188
My Commission Expires
March 16, 2024

Notary Public

My commission expires: 3-16-2024

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Jeffrey Camelio

Sworn and subscribed to before me this 5th day of June, 2023.

FLORA D TAYLOR
Notary Public
State of Washington
License Number 20105188
My Commission Expires
March 16, 2024

Notary Public

My Commission Expires: 3-16-2024

NOTARY PUBLIC STATE OF WASHINGTON LICENSE NUMBER 20105188