Karen Johnson Davidson County
Batch# 1037610 DEEDQC
08/11/2023 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230811-0062596

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:
Brandon Calano 1616 West End Avenue #1801 Nashville, TN 37203	New owner	092-12-4A-039.00-CO

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, **James C. Calano, unmarried**, by these presents does hereby quitclaim and convey unto, **Brandon Calano, unmarried**, his successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land situated in Davidson County, Tennessee, being Unit 1801, as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium, a Horizontal Property Regime with Private Elements of record at Instrument No. 20201123-0137217, and amended in Instrument No. 20210817-0111256 in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brandon Calano, unmarried and James C. Calano, unmarried, as joint tenants with common law rights of survivorship from 1600 West End Avenue Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20211213-0164454, Register's Office for Davidson County, Tennessee, dated December 7, 2021 and recorded on December 13, 2021.

Being also known as 1616 West End Avenue, #1801, Nashville, TN 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 11 day of AUGUST, 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 4th day of August, 2023.

James C Calano

James C. Calano

STATE OF COLORADO
COUNTY OF Boulder

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **James C. Calano**, 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 4th day of August, 2023.

Deborah Knorr
Notary Public

My Commission Expires: 4.26.25

DEBORAH KNORR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174018009
MY COMMISSION EXPIRES 04-26-2025

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 August 11, 2023 (date of document).

Affiant Signature

August 11, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of August, 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