THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Mary Ann Richardson
33 Via Marguesa
Ranch Santa Margarita, CA 92688

Send Tax Bill to:
Owner

Map-Parcel Numbers:
104022K30800CO

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 12 day of Sept, 2023.

Notary Public

My Commission Expires:
9-6-26

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRIAN CHARLES RICHARDSON AND MARY ANN RICHARDSON, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO , **MARY ANN RICHARDSON, AN UNMARRIED WOMAN,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 210 30th Ave, Nashville, TN 37203.

Karen Johnson Davidson County
Batch# 1049259 DEEDQC
09/13/2023 08:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230913-0071671

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of Aug, 2023.

Brian Charles Richardson

Mary Ann Richardson

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Charles Richardson and Mary Ann Richardson, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of August, 2023.

My commission expires: 4-6-27

Notary Public

BRANDON FELSON
Notary Public - California
Orange County
Commission # 2443394
My Comm. Expires Apr 6, 2027

Exhibit A

A certain condominium located in Davidson County, Tennessee, being unit No. 308 of The Lofts at 30th, Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Lots at 30th, of record in Instrument No. 20211208-0162910, and amended in First Amendment to Declaration in Instrument No. 20211221-0168471, Register's Office for Davidson County, Tennessee and subject to the provisions and requirement thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in 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 building thereof; said Unit being depicted on Exhibit "B" to said Declaration' together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Declaration.

Being a portion of the same property conveyed to Brian Charles Richardson and Mary Ann Richardson, husband and wife, by deed dated 04/11/2022, from 30th Core, LLC, a Tennessee Limited Liability Company, Instrument No.20220411-0041536, Register's Office for said County.

Being a portion of the same property conveyed to 30th Core, LLC, a Tennessee Limited Liability Company, by deed dated 11/08/2021, from 191 Charter Place Investors (formerly known as 30th Avenue, LLC and Charter Logistics Center, LLC (formerly known as Lofts at Thirtieth, LLC), Instrument No.20211108-0148686, Register's Office for said County.

Being a portion of the same property conveyed to 30th Core, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated 11/08/2021, from 191 Charter Place Investors (formerly known as 30th Avenue, LLC and Charter Logistics Center, LLC (formerly known as Lofts at Thirtieth, LLC), Instrument No.20211108-0148687, Register's Office for said County.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-29-23.

Affiant Signature

9-12-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY