Karen Johnson Davidson County
Batch# 1053336 DEEDQC
09/22/2023 03:07:30 PM 5 pgs
Fees: $62.00 Taxes: $0.00
20230922-0074768

This Instrument prepared by and after recording return to:

B. Knight Lancaster, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, TN 37219

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Old Town Ventura Properties, LLC 3046 Trotters Ln Franklin, Tennessee 37067	105-024F-401.00-CO	Same as New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by Grantee (defined below), Old Town Ventura Properties, LLC, a California limited liability company (the "Grantor"), hereby quitclaims and conveys unto Old Town Ventura Properties, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the property in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto, together with all improvements thereto and all appurtenances, privileges, and easements benefitting the same (collectively, the "Property").

The Property is a portion of the property currently municipally known as 806 Olympic Street Unit #401, Nashville, Tennessee 37203.

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

EFFECTIVE this 8th day of Sept., 2023.

[Signature pages follow]

[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF Williamson)

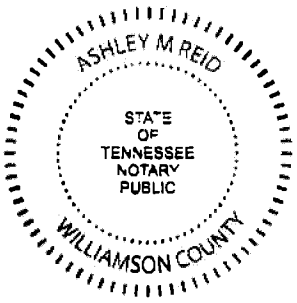
The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me,
This 8th day of September, 2023.

NOTARY PUBLIC

My Commission Expires: 11/24/25



NSH 2623035.2

[Signature pages to Quitclaim Deed]

OLD TOWN VENTURA PROPERTIES, LLC:

Old Town Ventura Properties, LLC
a **California limited liability company**

By: _____
David Carroll, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared David Carroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Old Town Ventura Properties, LLC, a California limited liability company, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal at office in Nolensville, TN, this 8th day of September, 2023.

_____
Notary Public

My Commission Expires: 11/24/25

ASHLEY M REID
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Property Description

Being the following real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 401 of Alina, a Condominium established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium, of record in Instrument Number 20200415-0039348 and amended in Instrument Number 20200609-0058742, Instrument No. 20200721-0079746, Instrument No. 20200727-0082071, Instrument No. 20200827-0097052, Instrument No. 20201030-0127250 and Instrument No. 20210309-0030977, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor 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 buildings thereof; said Unit being depicted on Exhibit to said Declaration of Condominium; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Condominium.

Together with the special rights to use the limited common elements as set out in the Declaration of Condominium for Alina, a Condominium and certain parking space number 5.

Being a portion of the same property conveyed to 806 Olympic, LLC, a Michigan Limited Liability Company by Special Warranty Deed from Kimberly R. Dano, Trustee of the Dano Family Investments Services Trust, of record in Instrument No. 20181218-0122973, Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 18, 2018. (Value of consideration shown in aforementioned Deed $2,000,000.00) Being also known as 806 Olympic St. Unit 401 Nashville, TN 37203.

CERTIFICATE OF AUTHENTICITY

I, Knight Lancaster, do hereby make oath that I am a licensed attorney (Tennessee Bar #037576) 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 September 8, 2023 (date of document).

Affiant Signature

9/22/2023
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of Sept., 2023.

M. Catherine Clearwaters
Notary's Signature

My Commission Expires: 1-6-25.

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY