Karen Johnson Davidson County
Batch# 1053885 DEEDQC
09/25/2023 03:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230925-0075303

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<br>3046 Trotters Ln<br>Franklin, Tennessee 37067 | 093-06-1M-020.00-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 515 Church Street Unit #3105, Nashville, Tennessee 37219.

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 15 day of Sept, 2023.

*[Signature pages follow]*

**OLD TOWN VENTURA PROPERTIES, LLC:**

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

By: _____
David Carroll, Authorized Representative

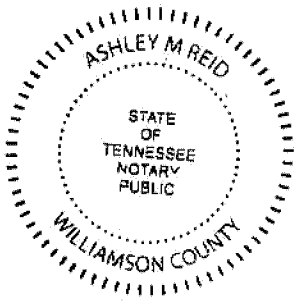
STATE OF TENNESSEE )
COUNTY OF Williamson )

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 Franklin, this 15 day of September, 2023.

Ashley M Reid
Notary Public

My Commission Expires: 11/24/25



*[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 15 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:

Unit No. 3105, of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 201810090099878, Register' s Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument 20171218-0128945, said Register' s Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

Being the same property conveyed to Old Town Ventura Properties, LLC, a California limited liability company by Warranty Deed from Kelvin Ka Wing Lo, married man, of record in Instrument No. 20210831-0117021, Register's Office for Davidson County, Tennessee.

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 15, 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