Karen Johnson Davidson County
Batch# 1071808 DEEDQC
11/14/2023 03:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231114-0088864

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 10 day of November, 2023.

Notary Public
My Commission Expires: 6/22/26

EMILEE GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
CPL Holdings, LLC	New Owner	091 07 11 002.00
13324 Shadetree Ct.		
San Diego, CA 92131		

THIS INDENTURE, made and entered into as this 3 day of NOV., 2023, by and between **Jacob K. Lowery and Sabrina Lowery, Co-Trustees of The Jacob and Sabrina Lowery Family Trust dated November 15, 2021** as party or parties of the first part, and **CPL Holdings, LLC** as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Woodbury, County of Cannon, State of Tennessee and being more particularly described as follows: to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 5216 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5216 Louisiana Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20180413-0035169 , in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration: together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jacob K. Lowery and Sabrina Lowery, Co-Trustees of the Jacob and Sabrina Family Trust dated February 15, 2021, from Niklas Lord, an unmarried man, by Warranty Deed of record in Instrument No. 20221208-0127933, Register's Office for Davidson County, Tennessee, dated November 30, 2022 and recorded on December 8, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5218 Louisiana Avenue, Nashville TN, 37209.

WITNESS my hand this 3 day of NOV, 2023.

Jacob K. Lowery, Co-Trustee

Sabrina Lowery, Co-Trustee

State of CALIF
County of San Diego

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jacob K. Lowery and Sabrina Lowery, Co-Trustees of the Jacob and Sabrina Lowery Family Trust dated November 15, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Diego CA, this 3 day of NOV, 2023.

Notary Public at Large
My Commission Expires: 4/5/26

NRO1 VALERIE HARRISON
COMM. #2399779
Notary Public - California
San Diego County
My Comm. Expires Apr. 5, 2026 NRO1

Tennessee Certification of Electronic Document

I Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Nov. 3, 2023 (date of document).

Amber Whisner
Affiant Signature

November 14, 2023
Date

State Tennessee
County of Rutherford

Sworn to and subscribed before me this 14th day of November, 2023

Emilee Gibson
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

