Quitclaim Deed

Karen Johnson Davidson County Batch# 1074596 **DEEDQC** 11/22/2023 01:37:59 PM 2 pgs Fees: $12.00 Taxes: $0.00 20231122-0091127	STATE OF ~~TENNESSEE~~ Michigan COUNTY OF ~~DAVIDSON~~ Oakland I/we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. Lydia Bohay-Lupenec Affiant Subscribed and sworn to before me, this 13th day of November, 2023. Notary Public My commission expires: 02/22/2028

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
131 INDIAN LAKE RD., SUITE 201
HENDERSONVILLE, TN 37075

Address of Owner:	**Send Tax Bills To:**	**Map/Parcel Number:**
Lydia Bohay-Lupenec, Trustee 27928 Santa Ana Dr. Warren, MI 48093	Lydia Bohay-Lupenec, Trustee 27928 Santa Ana Dr. Warren, MI 48093	105 16 0B 310.00

For and in consideration of zero dollars ($0.00) and/or other good and valuable consideration, **Lydia Bohay-Lupenec**, (hereinafter referred to as the "Grantor") releases and quitclaims to **Lydia M. Bohay-Lupenec, Trustee, and her successors in interest, of the LMB Living Trust dated July 27, 2023, and any amendments thereto,** her interest in a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows , to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 310, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the Declarations of record under Instrument No. 20140903-0080570, said Register's Office, for a more complete identification and description of such Unit. Being the same property conveyed to Lydia Bohay-Lupenec, by Warranty Deed from Darrin Robert Howard, of record in Instrument No. 20220829-0097487, in the Register's Office for Davidson County, Tennessee, recorded on August 29, 2022.

This conveyance is subject to:
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140903-0080570, as Amended in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231 and Instrument No. 20160524-0051837, Assignment of Declarant's Rights recorded in Instrument No. 20151019-0106253.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20111209-0096389, as Amended in Instrument No. 20130904-0093227.
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4251, Page 953.
*Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20081103-0108990.
*Easement for Utility Line, recorded in Instrument No. 20131219-0128193.
*Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20151120-0117818. *Easement recorded in Instrument No. 20150126-0007090, Instrument No. 20180309-0022562 and Instrument No. 20190826-0085877.
*Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20081103-0108951.
* Any and all existing easements and restrictions as shown of record not stated here

Grantor conveys interest in the aforementioned tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

This is improved property also known by its address of 2197 Nolensville Pike, Unit 310, Nashville, TN 37211.

IN WITNESS WHEREOF, Grantors have hereunto set her hand and affixed his seal, the day and year first above written.

Lydia Bohay-Lupenec

Lydia Bohay-Lupenec

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

On this 13th day of November, 2023 before me personally appeared **Lydia Bohay-Lupenec** to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Matthew A. Ferri, Notary Public
State of Michigan, County of Oakland
My commission expires: 02/22/2028
Acting in the County of Oakland