Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1076975 DEEDQC
11/30/2023 02:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231130-0092599

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

SEAN WELTON SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

The actual consideration, or value, whichever is greater, for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me this 9 day of October 2023.

Notary Public
My commission expires: 09/08/2025

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark Henry Oldani and Maria Doris Oldani, Trustees	Owner	104-08-0M-407.00-CO
1706 18th Ave. S. #307		
Nashville, TN 37212		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Mark Henry Oldani and Maria D. Oldani, husband and wife,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **MARK HENRY OLDANI and MARIA DORIS OLDANI, Trustees of the OLDANI JOINT TRUST dated** October 9, **2023**, hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 407 and 2 Parking Spots, of Glen Condominiums, a Condominium Development 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 Master Deed establishing Glen Condominiums of record in Instrument Number 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, and Instrument No. 20081124-0115172 and Instrument No. 20090224-0016363, 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 "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Being the same property conveyed to Mark Henry Oldani and Maria D. Oldani, husband and wife by Warranty Deed dated December 27, 2018, from Premo Investment Partners, a Tennessee General Partnership Whose Managing Member is Kenneth M. Premo, of record December 31, 2018, Instrument No. 20181231-0126554, Register's Office for Davidson County, Tennessee.

This property is known as 1706 18th Ave. S. #307, Nashville, TN 37212.

Witness my/our hands this 9TH day of October 2023.

Mark Henry Oldani

Mark Henry Oldani

Maria D. Oldani

Maria D. Oldani

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Henry Oldani and Maria D. Oldani** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 9 day of October 2023.

SEAN WELTON SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

Notary Public

My Commission Expires: 09/08/2025

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF ~~DAVIDSON~~ Johnson

The actual consideration or true value, whichever is greater for this transfer is $ 0 .

Michael Keenan
Affiant

Subscribed and sworn before me, this 30th day of October, 2023

Andrea Epke
Notary

NOTARY PUBLIC - State of Kansas
ANDREA JOY EPKE
My Appt. Expires 2/16/2027

Certificate of Authenticity

I, Michael Kernan, 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 true and exact copy of the original document executed and authenticated according to law on October 30, 2023.

Date

Michael Kernan
Affiant Signature

October 30, 2023
Date

State of Kansas
County of Johnson

Sworn to and subscribed before me this 30th day of October, 2023.

Andrea Epke
Notary's Signature

My Commission Expires: 2/16/2027
Date

Notary's Seal (if on paper)

NOTARY PUBLIC - State of Kansas
ANDREA JOY EPKE
My Appt. Expires 2/16/2027