Karen Johnson Davidson County
Batch# 1079888 DEEDQC
12/07/2023 03:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231207-0094720

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
160 Second Avenue South (Unit 3502) Community Property Trust 160 Second Avenue South (Unit 3502) Nashville, TN 37201	Same	093 06 4E 131.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MANSOUR FAZILAT and SHIRLEY J. FAZILAT, husband and wife (the "Grantor"), hereby quitclaims and conveys to the 160 Second Avenue South (Unit 3502) COMMUNITY PROPERTY TRUST, all of their interest in that certain real property in Davidson County, Tennessee more particularly on Exhibit A attached hereto.

This is property known as 160 Second Avenue South (Unit 3502), Nashville, Tennessee 37201.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 7th day of December 7, 2023.

MANSOUR FAZILAT

SHIRLEY J. FAZILAT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MANSOUR FAZILAT , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument, as such Trustee, for the purposes therein contained.

WITNESS my hand, at office, as of this 7th day of December, 2023.

MICHELE KRISTIANNE TOUCHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, SHIRLEY J. FAZILAT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 7th day of December, 2023.

MICHELE KRISTIANNE TOUCHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

, as trustee

Affiant

Subscribed and sworn to before me, this 7th day of December, 2023.

MICHELE KRISTIANNE TOUCHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

EXHIBIT A

Unit 3502 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.90% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

Being the same property conveyed by 151 Nashville Project, LP, a Delaware limited partnership, by Quitclaim Deed to Mansour Fazilat and Shirley J. Fazilat, of record in Instrument No. 20221201-0125850, in the Register's Office for Davidson County, Tennessee, dated November 30, 2022 and recorded December 1, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 160 2nd Avenue South, Unit 3502, Nashville, TN 37201, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Certificate of Authenticity

I, Lucretia Albert, 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 Dec 7, 2023.

Date

Lucretia Albert

Affiant Signature

12/07/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 07 day of December, 2023

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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