Prepared by:
Foreman Watson Land Title, LLC
604 Three Springs Road
Bowling Green, KY 42104

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Warren

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

Sworn to and subscribed before me this 11th day of December 2023.

Affiant

Notary Public

KATIE LEE RICE NOTARY PUBLIC ID # KYNP76993 My Commission Expires August 4, 2027 STATE AT LARGE, KENTUCKY

Karen Johnson
Batch # 1080748
12/12/2023 10:30:00 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231212-0095648

QUITCLAIM DEED

Name and Address of New Owner:
Myron Salvador and Cynthia Falcam
6411 Charlotte Pk. Circle Unit #106
Nashville TN 37209

Send Tax Bills To
New Owners

Map and Parcel Number:
102-04-0-C-006.00 CO

For and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ronny M. Salvador, a single man,** hereby quitclaim my ½ undivided interest unto **Cynthia Falcam, a single woman,** her heirs and assigns, all my right, title and interest in and to the real property situated in Davidson County, Tennessee, described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 106 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Flats at West Meade, 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 Flats at West Meade, a Condominium Development, of record in Instrument No. 20191029-0111038, as amended in Instrument 20201008- 0117351, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Plan of Flats at West Meade, a Condominium Development, for placement of Units, as shown on Exhibits "C- 1" and "C-2" to the Declaration of record in Instrument No.

20191029-0111038, said Register's Office, for a more complete identification and description of such Unit.

This being the same property conveyed to Ronny M. Salvador and Myron Salvador, join tenants with right of survivorship, by deed dated April 20, 2021, of record at Instrument Number 20210421-0053269, Register's Office for Davidson County, Tennessee. In said deed Ronny M. Salvador was incorrectly listed as a married man.

THE conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record as set out on Exhibits "C-1" and "C-2" to the Declarations of record in Instrument No. 20191029-0111038, Register's Office for Davidson County, Tennessee;

2. The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Flats at West Meade, a Condominium Development, of record in Instrument No. 20191029-0111038, as amended in Instrument No. 20201008-0117351, Register's Office for Davidson County, Tennessee;

4) All matters shown on the Plan of record in Plat Book 2133, Page 28, Register's Office for Davidson County, Tennessee;

5) Declaration of Restrictions and Covenants for Storm water Facilities and Systems of record in Instrument No. 20190923-0096479, Register's Office for Davidson County, Tennessee;

1) Agreement for Dedication of Public Right-Of-Way of record in Instrument No. 20191004-0101962, Register's Office for Davidson County, Tennessee.

This is improved property known as **6411 Charlotte Road Circle #106, Nashville, TN 37209.**

This conveyance is subject to all lawful matters of record.

{SIGNATURES ON FOLLOWING PAGE}

In witness whereof, I have hereunto set my hand this _____ day of December, 2023.

Ronny M. Salvador

STATE OF Kentucky
COUNTY OF WARREN

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Ronny M. Salvador**, the within named bargainor(s), 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 for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2023.

Notary Public
My Commission Expires:

Lettie P. Oldham
Notary Public, ID KYNP1130
State at Large, Kentucky
My Commission Expires on Jan. 21, 2024