Karen Johnson Davidson County
Batch# 1086183 DEEDQC
12/28/2023 09:53:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20231228-0099660

This Instrument prepared by and after recording return to:

B. Knight Lancaster, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, TN 37219

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Old Town Ventura Properties, LLC 3046 Trotters Ln Franklin, Tennessee 37067	105-02-3F-403.00-CO	Same as New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by Grantee (defined below), Old Town Ventura Properties, LLC, a California limited liability company (the "Grantor"), hereby quitclaims and conveys unto Old Town Ventura Properties, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the property in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto, together with all improvements thereto and all appurtenances, privileges, and easements benefitting the same (collectively, the "Property").

The Property is a portion of the property currently municipally known as 806 Olympic Street Unit #403, Nashville, Tennessee 37203.

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

EFFECTIVE this 3 day of Oct, 2023.

[Signature pages follow]

[Signature pages to Quitclaim Deed]

OLD TOWN VENTURA PROPERTIES, LLC:

Old Town Ventura Properties, LLC
a California limited liability company

By: _____
David Carroll, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared David Carroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Old Town Ventura Properties, LLC, a California limited liability company, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal at office in Thompsville, TN, this 3 day of October, 2023.

_____
Notary Public

My Commission Expires: 11/24/25



EXHIBIT A

Property Description

Being the following real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 403 of Alina, a Condominium 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 Declaration of Condominium, of record in Instrument Number 20200415-0039348 and amended in Instrument Number 20200609-0058742, Instrument No. 20200721-0079746, Instrument No. 20200727-0082071, Instrument No. 20200827-0097052, Instrument No. 20201030-0127250 and Instrument No. 20210309-0030977, 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 to said Declaration of Condominium; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Condominium.

Together with the special rights to use the limited common elements as set out in the Declaration of Condominium for Alina, a Condominium and certain parking space number 6.

Being a portion of the same property conveyed to 806 Olympic, LLC, a Michigan Limited Liability Company by Special Warranty Deed from Kimberly R. Dano, Trustee of the Dano Family Investments Services Trust, of record in Instrument No. 20181218-0122973, Registers Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 18, 2018.

[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me,
This 3 day of October, 2023.

NOTARY PUBLIC

My Commission Expires: 11/24/25

ASHLEY M REID
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NSH 2623067.2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 702955 DEEDWARR
08/23/2021 01:09:31 PM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20210823-0113680

BS-ALINA-21-806-403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MARY FRANCES RUDY NOTARY SEAL

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Old Town Ventura Properties LLC, a California limited liability company	Same	
(NAME)	(NAME)	
3046 Trotters Lane	Same	105-02-3F-403.00-CO
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **806 OLYMPIC LLC, A MICHIGAN LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OLD TOWN VENTURA PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 403 of Alina, a Condominium 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 Declaration of Condominium, of record in Instrument Number 20200415-0039348 and amended in Instrument Number 20200609-0058742, Instrument No. 20200721-0079746, Instrument No. 20200727-0082071, Instrument No. 20200827-0097052, Instrument No. 20201030-0127250 and Instrument No. 20210309-0030977, 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 to said Declaration of Condominium; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Condominium.

Together with the special rights to use the limited common elements as set out in the Declaration of Condominium for Alina, a Condominium and certain parking space number 6.

Being a portion of the same property conveyed to 806 Olympic, LLC, a Michigan Limited Liability Company by Special Warranty Deed from Kimberly R. Dano, Trustee of the Dano Family Investments Services Trust, of record in Instrument No. 20181218-0122973, Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 18, 2018.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 94, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723 and Book 4579, Page 874, Register's Office for Davidson County, Tennessee
- The premises herein insured is a condominium apartment established pursuant to 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 the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Alina, a Condominium of record in Instrument Number 20200415-0039348, as amended in Instrument No. 20200609-0058742, Instrument No.

20200721-0079746, Instrument No. 20200727-0082071, Instrument No. 20200827-0097052 and Instrument No. 20201030-0127250 and Instrument No. 20210309-0030977 , Register's Office for Davidson County, Tennessee.
- Amendment to By-laws of record in Instrument No. 20200827-0097047 and Instrument No. 20200827-0097052, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190207-0011860, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200827-0097543, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is Improved property known as: 806 Olympic St, Unit 403, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 18th DAY OF AUGUST, 2021.

806 OLYMPIC LLC, A Michigan limited liability company

BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared LAURA MITCHELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of 806 OLYMPIC LLC, A MICHIGAN LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 18th of August, 2021.

_____
Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, B. Knight Lancaster, do hereby make oath that I am a licensed attorney (Tennessee Bar #037576 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 3, 2023 (date of document).

Affiant Signature

12/28/23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of December, 2023.

Notary's Signature

My Commission Expires: 10/4/27.

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY