AFTER RECORDING RETURN TO:
Sofia Elise Carlson
321 Duke Street
Nashville, TN 37207
File No. R-240862-NBKC

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1099251 DEEDQC
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Fees: $32.00 Taxes: $0.00
20240208-0009034

Parcel ID No.: 071 08 0M 001.00

QUITCLAIM DEED

Exempt: Section 67-4- 409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) - no transfer tax is due.

THIS DEED made and entered into on this 29 day of December, 2023, by and between **Sofia Elise Carlson, an unmarried woman,** residing at 321 Duke Street, Nashville, TN 37207 and **Ernesto Capote, a married man, joined by his spouse Patricia Monica Sechi-Capote,** residing at 95035 Seawalk Court, Fernandina Beach, FL 32034, **as joint tenants with right of survivorship,** hereinafter referred to as Grantor(s) and **Sofia Elise Carlson, an unmarried woman** and **Jake Howell, an unmarried man, as joint tenants with right of survivorship,** residing at 321 Duke Street, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 321 Duke Street, Nashville, TN 37207

BEING THE SAME PROPERTY CONVEYED TO SOFIA ELISE CARLSON, UNMARRIED, AND ERNESTO CAPOTE, MARRIED, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP FROM 321 DUKE ST., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED DATED FEBRUARY 5, 2019 AND RECORDED ON FEBRUARY 11, 2019 AS INSTRUMENT NUMBER 20190211-0012690.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Sofia Elise Carlson

STATE OF Florida
COUNTY OF Nassau

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Sofia Elise Carlson**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nassau County, FL, this 29th day of December, 2023.

Linda C Mayol
Notary Public

My Commission expires: Aug 27, 2024

LINDA C. MAYOL
Notary Public - State of Florida
Commission # HH 018943
My Comm. Expires Aug 27, 2024
Bonded through National Notary Assn.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Ernesto Capote

Ernesto Capote

Patricia Monica Sechi-Capote

STATE OF FLORIDA
COUNTY OF Nassau

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Ernesto Capote** and **Patricia Monica Sechi-Capote,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nassau County, FL, this 29th day of December, 2023.

Linda C Mayol

Notary Public

My Commission expires: Aug 27, 2024

LINDA C. MAYOL
Notary Public - State of Florida
Commission # HH 018943
My Comm. Expires Aug 27, 2024
Bonded through National Notary Assn.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant. that the actual consideration for this transfer is $0.00.

Ernesto Capote
Affiant

Print Name: ERNESTO CAPOTE.

STATE OF FLORIDA
COUNTY OF Nassau

Subscribed and sworn to before me this 29 day of Dec, 2023.

Linda C Nagel
Notary Public
My Commission Expires: Aug 27, 2024

Name and address for person(s) responsible for taxes:

Sofia Elise Carlson and Jake Howell
321 Duke Street
Nashville, TN 37207

Name and address of property owner:

Sofia Elise Carlson and Jake Howell
321 Duke Street
Nashville, TN 37207

EXHIBIT "A"
LEGAL DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, 321 DUKE STREET RESIDENCES, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20180403-0031268, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

THIS CONVEYANCE IS SUBJECT TO:

* PLAN OF RECORD IN PLAT BOOK 161, PAGES 26 AND 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

* COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20180403-0031268, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

* CHARTER OF HOMEOWNER'S ASSOCIATION OF RECORD IN INSTRUMENT NO. 201804060032662, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

* ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

Parcel ID No.: 071 08 0M 001.00

Property commonly known as: 321 Duke Street, Nashville, TN 37207

Certificate of Authenticity

I, Abigail Gibson, do herby 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 is electronic document is true and exact copy of the original documents executed and authenticated according to law on **12/29/2023**.

Affiant Signature

1/8/2023

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 8th day of January, 2024.

Notary Signature

My Commission Expires 12/15/26

Notary's Seal

ALEXANDRA MEROLLA
Notary Public, State of Rhode Island
My Commission Expires Dec. 15, 2026