**THIS INSTRUMENT PREPARED BY:**
**Martin Heller Potempa & Sheppard**
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

JASON DELAY, AFFIANT

Subscribed and sworn to before me, this 8th day of February 2024.

NOTARY PUBLIC

My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1101759
02/16/2024 09:08:23 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240216-0010763

**QUITCLAIM DEED**

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| **JASON DELAY, TRUSTEE**<br>107 B OCEOLA AVE,<br>NASHVILLE, TN 37209 | New Owner | Map and Parcel No.:<br><br>103 02 3D 002.00 |

**FOR AND IN CONSIDERATION** of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Jason Delay, ("Grantor") do hereby quitclaim, transfer and convey unto Jason Delay, Trustee of the Jason Delay Revocable Trust, created February 2, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified and more particularly described below.

**This is improved property known as 107 B Oceola Ave, Nashville, TN 37209**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the plan of the Oceola Place, as shown on Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions of Oceola Place, a Horizontal Property Regime with Private Elements of record in Instrument No.

20190226-0017503, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20171002-0100389, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20190226-0017503, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20190221-0015850, said Register's Office.

Being the same property conveyed to Jason Delay from Ravindrakumar N. Alagugurusamy and Bina Javed Zaidi, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20231005-0078609.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this the 8 day of February 2024.

**Jason Delay, Grantor**

**STATE OF TENNESSEE** )

**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jason Delay**, the Grantor, 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 and official seal at office, this 7th day of February 2024.

Notary Public

My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON