Karen Johnson Davidson County
Batch# 1104961 DEEDQC
02/27/2024 11:43:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240227-0013221

QUITC

F TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/3/27

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
844B Cherokee Ave LLC	**NEW OWNER**	**072091C00800CO**
1643 6th Avenue, Unit 205 **San Diego, California 92101**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of February, 2024, the undersigned, **MATTHEW MARTINEZ** and **ARTI MARTINEZ,** Husband and Wife, and **ASHWINKUMAR PATEL**, an Unmarried Person or Whose Spouse has No Interest, (collectively the "Grantors"), has bargained and sold, and by these presents do transfer and quitclaim to **844B CHEROKEE AVE LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "Grantee"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **844B CHEROKEE AVENUE, NASHVILLE, TENNESSEE 37207**, and more particularly described as follows:

Certain townhomes located in Davidson County, Tennessee, being Unit No. 8 of Townhomes at 844, a Townhome Development 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 Covenants, Conditions and Restrictions

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establishing Townhomes at 844 of record in Instrument Number 20170329-0030499, 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 Units being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to Matthew Martinez and Arti Martniez, husband and wife, and Ahwinkumar Patel, by Warranty Deed dated January 3, 2019, from Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company and recorded on January 7, 2019 as Instrument No. 20190107-0001790, in said Register's Office.

This improved property more commonly known as 844 Cherokee Ave, Unit 8, Nashville, Tennessee 37207.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

(THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK)
(SIGNATURE PAGE TO FOLLOW)

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IN WITNESS WHEREOF, this instrument has been executed this 15th day of February, 2024.

GRANTOR: MATTHEW MARTINEZ

Matthew John Martinez

SIGNER: Matthew Martinez

STATE OF ~~CALIFORNIA~~ Texas ps)
COUNTY OF ~~SAN DIEGO~~ Parker ps)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Matthew Martinez** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 15th day of February, 2024.

Palursa Shepard

Notary Public Palursa Shepard
134095343
Notary Public, State of Texas

12/07/2026
My Commission Expires

Palursa Shepard
ID NUMBER
134095343
COMMISSION EXPIRES
December 7, 2026

Electronically signed and notarized online using the Proof pla

GRANTOR: ARTI MARTINEZ

Arti Patel Martinez

SIGNER: Arti Martinez

STATE OF ~~CALIFORNIA~~ Texas ps)
COUNTY OF ~~SAN DIEGO~~ Parker ps)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Arti Martinez** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 15th day of February, 2024.

Palursa Shepard

Notary Public Palursa Shepard
134095343
Notary Public, State of Texas

12/07/2026
My Commission Expires

Palursa Shepard
ID NUMBER
134095343
COMMISSION EXPIRES
December 7, 2026

Electronically signed and notarized online using the Proof platfo

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GRANTOR: ASHWINKUMAR PATEL

Ashwinkumar Patel

SIGNER: Ashwinkumar Patel

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Ashwinkumar Patel** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this ___ day of February, 2024.

See Attached Notarial Document

Notary Public

My Commission Expires

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CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

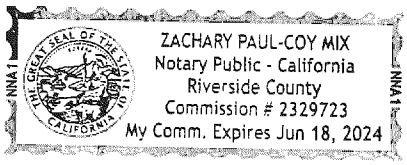
Subscribed and sworn to (or affirmed) before me on this 20th day of February, 2024, by

(1) Ashwinkumar Patel

~~(and (2) _____)~~

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed - Prepared by Collins Legal PLC

Document Date: 2/15/24 Number of Pages: _____

Signer(s) Other Than Named Above: N/A

©2019 National Notary Association

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **February 15, 2024**.

Affiant Signature

2/27/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **27th** day of **February**, 20**24**.

Notary Public

Notary's Seal:



☑ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).