Name and Address of New Owner:
Falcon Noise, LLC
31985 Virginia Way
Laguna Beach, CA 92651

Karen Johnson Davidson County
Batch# 1125318 DEEDQC
04/22/2024 08:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240422-0028405

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Anderson Legal, PLLC
113 Cumberland Ave, Suite 106
Madison, TN 37115

Map-Parcel No.: 092100H00100CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Condor Sound, LLC,** "the Grantor," convey and quitclaim unto **Falcon Noise, LLC,** "the Grantee," all of the rights, title, interest, and claim in or to the following described real estate in Davidson County, Tennessee:

> Land situated in Davidson County, Tennessee, being Unit 1, as established in Declaration of Covenants, Conditions, and Restrictions for The Clifton, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171019-0107284, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.
>
> Being a portion of the same property conveyed to CJ Clifton Partners, LLC by Warranty deed from H. Calister Turner, III of record in Instrument No. 20160907-0094309 Register's Office for Davidson County, Tennessee, dated September 2, 2016 and recorded on September 7, 2016.
>
> Being a portion of the same property conveyed to CJ Clifton Partners, LLC by Warranty deed from H. Calister Turner, III of record in Instrument No. 20160907-0094310 Register's Office for Davidson County, Tennessee, dated September 2, 2016 and recorded on September 7, 2016.
>
> Being the same property conveyed to Condor Sound, LLC a California Limited Liability Company, from CJ Clifton Partners, LLC, a Tennessee Limited Liability Company by Deed recorded as instrument number 20190102-0000492 in the Register's Office of Davidson County, Tennessee.

This is the improved property known as 2511 Clifton Ave, Unit #1, Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER

MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 4 day of ~~February~~ March, 2024. RW

Grantor's Signature

STATE OF TENNESSEE)
)
COUNTY OF _____)

On this ____ day of _____ 2024, before me personally appeared Richelle Whiting, a member of Condor Sound, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS my hand and official seal this ____ day of February, 2024.

See Attached RT

Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Florida)
)
COUNTY OF Marion)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William McSeveney

(Affiant) William McSeveney
Identification produced DRIVER LICENSE

Sworn to and subscribed before me this 18th day of April, 2024.

Kyle J Gibson

Notary Public
My commission expires: 06/27/2027

KYLE J GIBSON
Notary Public - State of Florida
Commission # HH 415119
Expires on June 27, 2027

Notarized remotely online using communication technology via Proof.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Orange)

On 03/04/2024 before me, Anthony Torres, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Richelle Whiting
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANTHONY TORRES
Notary Public - California
Orange County
Commission # 2403937
My Comm. Expires May 10, 2026

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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Tennessee Certification of Electronic Document

I, William McSeveney, 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 04/18/2024 (date of document).

William McSeveney
Affiant Signature

Date 04/18/2024

State of Florida

County of Marion

Sworn to and subscribed before me this 18th day of April, 2024
By William McSeveney who produced the identification of DRIVER LICENSE

Kyle J Gibson
Notary's Signature

MY COMMISSION EXPIRES: 06/27/2027

Notarized remotely online using communication technology via Proof.

NOTARY'S SEAL

KYLE J GIBSON
Notary Public - State of Florida
Commission # HH 415119
Expires on June 27, 2027