# QUITCLAIM DEED

STATE OF NEW YORK )
COUNTY OF NASSAU )

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF APRIL, 2024.

Notary

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PETER MODICA
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN QUEENS COUNTY
REG. #01MO4995472
MY COMM. EXP. MAY 16, 2026

Karen Johnson Davidson County
Batch# 1131345 DEEDQC
05/06/2024 01:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240506-0033163

**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) |
|---|---|---|
| **1700 Belcourt 103 LLC** | **NEW OWNER** | **104080U10300CO** |
| **1489 Clairmont Place**<br>**Nashville, Tennessee 37215** | _____<br>_____ | |

## 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 **29th** day of April, 2024, the undersigned, **GABRIELLA ROSSI AND NICHOLAS ROSSI**, Husband and Wife (collectively the "*Grantors*"), have bargained and sold, and by these presents do transfer and quitclaim to **1700 BELCOURT 103 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 **1700 BELCOURT AVENUE, UNIT 103, NASHVILLE, TENNESSEE 37212**, and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 103 of Village Row Condominiums, a Condominium 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 Master Deed establishing Village Row Condominiums of record in Instrument Number 20211006-0134605, in the Register's


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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 "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Being the same property conveyed to Gabriella and Nicholas Rossi, a married couple, by Warranty Deed dated November 23, 2021, from Magnolia Properties Nashville, LLC, a Tennessee limited liability company, and recorded on December 1, 2021, as Instrument No. 20211201-0158700, in said Register's Office.

This improved property more commonly known as 1700 Belcourt Avenue, Unit 103, Nashville, Tennessee 37212.

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.

**IN WITNESS WHEREOF**, this instrument has been executed this 29 day of April, 2024.

**GRANTOR: GABRIELLA ROSSI**

SIGNER: Gabriella Rossi

**GRANTOR: NICHOLAS ROSSI**

SIGNER: Nicholas Rossi


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**STATE OF NEW YORK** )
**COUNTY OF NASSAU** )

Personally, appeared before me, a Notary Public of the aforesaid authority, **Gabriella Rossi,** 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 29th day of April, 2024.

Notary Public

05/18/2026
My Commission Expires

PETER MODICA
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN QUEENS COUNTY
REG. #01MO4998472
MY COMM. EXP. MAY 18, 2026

**STATE OF NEW YORK** )
**COUNTY OF NASSAU** )

Personally, appeared before me, a Notary Public of the aforesaid authority, **Nicholas Rossi,** 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 29th day of April, 2024.

Notary Public

05/18/2026
My Commission Expires

PETER MODICA
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN QUEENS COUNTY
REG. #01MO4998472
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# 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 April 29, 2024.

Affiant Signature

5/6/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 6th day of May, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

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