Mail Tax Statement To:
VIERRA FAMILY 1991 TRUST-
SURVIVORS
PO Box 1350
Hilmar, CA 95324

Document Prepared by and
Recording Requested By and
When Recorded Mail To:
ROBERT E. TRIEBSCH
Attorney At Law
TRIEBSCH & FRAMPTON
P. O. Box 709
Turlock, CA 95381-0709

Karen Johnson
Batch # 1148933
06/20/2024 08:15:36 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240620-0046072

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vierra Family 1991 Trust-Survivors P.O. Box 1350 Hilmar, CA 95324	Vierra Family 1991 Trust- Survivors P.O. Box 1350 Hilmar, CA 95324	092160E18300CO

MARIE F. VIERRA, Trustee of the VIERRA FAMILY 1991 TRUST and as Trustee of the VIERRA FAMILY 1991 TRUST – ADMINISTRATIVE, general partner of **VIERRA DAIRY FARMS**, a California general partnership, the Grantor, hereby quitclaims all of Grantor's interest to **MARIE F. VIERRA, Trustee of the VIERRA FAMILY 1991 TRUST – SURVIVOR'S,** Grantee, its successors and/or assigns, certain real estate in Davidson County, State of Tennessee as follows:

Being Unit No. 1708, together with the appurtenant interest in the common elements of The Adelicia, a Condominium, a horizontal property regime established by Master Deed of record in Instrument NO. 20060222-00209464, as amended and restated by instrument of record in Instrument No. 20071212-0143307, amended in Instrument No. 20090818-0077786, Register's Office ofor Davidson County, Tennessee (collectively the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

TOGETHER with Parking Space Numbers 329 and 330 and Storage Space Number 112, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

BEING the same property conveyed to Vierra Dairy Farms, a California general partnership by Warranty Deed dated August 18, 2017, from Roman Josi, a single person, of record in Instrument No. 20170822-0086186, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel ofland is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "B" to the Master Deed, of record in Instrument No. 20060222-0020964 and amended and restated in Instrument No. 20071212-0143307, amended in Instrument No. 20090818-0077786, said Register's Office;

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennsessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of The Adelicia, a Condominium, of record as aforementioned;

3) Charter of Adelicia Condominium Association, Inc., of record in Instrument No. 20060221-0020799, said Register's Office;

4) All matters shown on the Boundary Plat of The Adelicia, of record in Instrument No. 20080529-0054570, said Register's Office;

5) Boundary Line Agreement of record in Book 9412, Page 677, said Register's Office;

6) Application to combine parcels of record in Instrument No. 20051213-0149361, said Register's Office;

7) Conservation Easement of record in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee; and,

8) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as **900 20th Avenue South #1708, Nashville, TN 37212**.

Witness my hand this 7th day of June, 2024

Marie F Vierra

Marie F. Vierra, Trustee,
Vierra Family 1991 Trust

Marie F. Vierra

Marie F. Vierra, Trustee,
Vierra Family 1991 Trust – Administrative

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 STANISLAUS

Julie Jergenson

On June 7th, 2024, before me, _____, a Notary Public, personally appeared **MARIE F. VIERRA,** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

JULIE JERGENSON
Notary Public - California
Stanislaus County
Commission # 2374779
My Comm. Expires Oct 9, 2025

Notary Public

(S E A L)

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 STANISLAUS

The undersigned hereby swears that the actual consideration or value, whichever is sgreater for this transfer is $0. The reason for claiming this exemption is the Grantor and Grantee are the same party in interest.

Affiant: Marie F Vierra
Marie F. Vierra, Trustee, of the
Vierra Family 1991 Trust and the
Vierra Family 1991 Trust – Administrative

Subscribed and sworn to before me this 7th day of June, 2024.

Notary Public: Julie Jergenson

My commission expires: 10/9/2025

(SEAL)

JULIE JERGENSON
Notary Public - California
Stanislaus County
Commission # 2374779
My Comm. Expires Oct 9, 2025