Karen Johnson Davidson County
Batch# 1151619 DEEDQC
06/27/2024 09:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240627-0048221

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 19 day of June, 2024. Notary Public My Commission Expires: 5/24/2028

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 5-24-2028

QUITCLAIM DEED

Address New Owner: Westside Circle Homeowners Association Inc c/o Metropolitan Property Mgmt 4521 Trousdale Drive Nashville, TN 37204-4513	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel: 143030E90000CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **BOOST COMMONS DEVELOPMENT, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **WESTSIDE CIRCLE HOMEOWNERS ASSOCIATION INC, a Tennessee non-profit corporation**, its successors and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Common Area established by that certain Declaration of Protective Covenants, Conditions and Restrictions for 1101 Boost Commons, a Townhouse Planned Unit Development, dated September 20, 2018, and a Horizontal Property Regime with Private Elements having been created under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq. known as "The Horizontal Property Act," with said Declaration of record in Instrument No. 20180921-0093677, and amended in Instrument Nos. 20181105-0109337, 20190930-0099544, 20210525-0070666, 20201221-0150988 and 20240408-0024701, Register's Office of Davidson County, Tennessee.

Being a portion of the property conveyed to Boost Commons Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from 11 Vaughns Gap RE, LLC, a Tennessee limited liability company, dated October 10, 2018, and/or by Quitclaim Deed from 11 Vaughns Gap RE, LLC, a Tennessee limited liability company, dated October 10, 2018, both of record respectively in Instrument Nos. 20181015-0101815 and 20181015-0101816, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: the Common Area for 1101 Boost Commons or 7000B Westside Circle, Nashville, TN 37205.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of June 2024.

BOOST COMMONS DEVELOPMENT, LLC

VICTOR BISHARA, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victor Bishara, with whom I am personally acquainted, and who acknowledged that he is the Authorized Agent for Boost Commons Development, LLC, and as such Agent, he executed the within instrument on behalf of said LLC with authority and for the purposes therein contained.

Witness my hand, at Office, this 19 day of June, 2024.

Notary Public

My Commission Expires: 5/24/2028

TINA D BAACK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 5-24-2028

Tennessee Certification of Electronic Document

I, Samuel Wigger, 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 June 26, 2024 (date of document).

Samuel Wigger
Affiant Signature

June 26, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of May, 2024.

Bobbie Cooper
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

