Karen Johnson Davidson County
Batch# 1168482 DEEDQC
08/13/2024 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240813-0061159

Prepared from information submitted by the parties without opinion of title or survey by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL #**
Mark Jaget, et. al.	US Bank	Map 93-09-0 C
1212 Lauren St., Apt. 703	9380 Excelsior Blvd. Fl. 3	Parcel 045.00C
Nashville, Tennessee 37203		

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For a good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **MARK JAGET, a married man,** quitclaim and convey certain portions of my right, title and interest in and to the within described property to the following persons, to-wit:

1. To **ANITA JAGET,** an interest of 48% for her life, with the remainder to Grantor; and
2. To **ABIGAEL WALSH,** an interest of .001 [1/100 of 1%] for her life, with the remainder to Grantor. This is a special life estate having full rights of possession during the ownership of Grantor, but no right of partition or participation in proceeds of sale.

The remaining 51.99% interest is not conveyed, but remains in Grantor. The property in which said interests are quitclaimed is particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 703 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument No. 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws 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 Declaration;

together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "F" to said Declaration.

Being the same property conveyed to Mark Jaget, a married man, by Warranty Deed from Weber Bros Homes TN, LLC, a Tennessee Limited Liability Company of record in Instrument No.20240620-0046304 Register's Office for Davidson County, Tennessee.

This property is not the principal residence of Grantor, his spouse or any dependent.

This is improved property located at 1212 Lauren St., Apt. 703, Nashville, Tennessee 37203.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor on July 16 ~~14~~, 2024.

Mark Jaget

JURISDICTION OF ACKNOWLEDGEMENT:
State of Nevada
County of Clark

I, a Notary Public or other officer authorized to administer oaths in the above-referenced jurisdiction, state the following:

Personally appeared before me, the undersigned, the within named **Mark Jaget** with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal on July 16, 2024.

Patti Tamura
Notary Public

Expiration date of commission or authority, if any: 2/27/27

PATTI TAMURA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-27-27
Certificate No: 19-1653-1

Nevada

STATE OF ~~TENNESSEE~~)Clark
COUNTY OF ~~DAVIDSON~~)

Actual consideration or value for this transfer, whichever is greater, is $ -0-.

Affiant

7/16/24

Sworn to and subscribed before me on ~~6/14/2024.~~

Patti Tamura

Notary Public

My commission expires ~~7/6/2026~~ 2/27/27

PATTI TAMURA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-27-27
Certificate No: 19-1653-1

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 16TH day of July, 2024.

Date: 8-9-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 9TH day of August, 2024.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY