Karen Johnson Davidson County
Batch# 1170331 DEEDQC
08/15/2024 02:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240815-0062566

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
502 Cliff Circle, LLC 36 Stratford Road Natick, MA 01760	United Wholesale Mortgage, LLC 510 Lentz Drive Madison, TN 37115	070-09-4A-014.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Alon Lupo, a married man***, by these presents does hereby quitclaim and convey unto the **502 Cliff Circle, LLC, a Tennessee limited liability company**, its heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Unit 14, as established in Declaration for City Bluffs Townhomes, a Townhouse Planned Unit Development (a Horizontal Property Regime) of record at Instrument No. 20210916-0124400, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of City Bluffs, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210916-0124400, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Buena Vista Amigos, LLC, a Tennessee limited liability company by Quitclaim Deed from Buena Vista Amigos, LLC, a Tennessee limited liability company of record in Instrument No. 20200128-0010232 Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 28, 2020.

Being the same property conveyed to Alon Lupo, a married man, by Warranty Deed from Buena Vista Amigos, LLC, a Tennessee limited liability company, of record in Instrument No. 20240702-0049685, Register's Office for Davidson County, Tennessee, dated June 18, 2024 and recorded on July 2, 2024.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Being also known as 502 Cliff Circle, Nashville, Tennessee 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 15th day of August, 2024.

Affiant

My commission expires:

Notary Public

MEREDITH MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-4-2027

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 14th day of August, 2024.

Alon Lupo

STATE OF MASSACHUSETTS
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alon Lupo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of August, 2024.

Notary Public

My Commission Expires:

Peter T. Kline
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 30, 2027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 14, 2024**.

Affiant Signature

August 15, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 15th day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25