QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1172347 DEEDQC
08/20/2024 03:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240820-0063943

STATE OF Washington
COUNTY OF Snohomish

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Brandon Best
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF JUNE, 2024

Brandon Best
Notary Public
State of Washington
Lic#23029985
Commission expires 09/15/2027

MY COMMISSION EXPIRES 09/15/2027
(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NO
1713 Simpkins Street, LLC	Sierra Pacific Mortgage Company	081-06-0D-001
(NAME)	(NAME)	
230 185th Place	7800 Barbary Court	
(ADDRESS)	(ADDRESS)	
Bothell, WA 98012	Austin, TX 78744	
(CITY), (STATE) (ZIP)	(CITY), (STATE) (ZIP)	

For and in consideration of the sum of One and Zero/100ths Dollars ($1.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which are hereby acknowledged, the **undersigned Peter Fang and Tanisha Mcomber, husband and wife,** with the address of 230 185th Place Southwest Bothell, WA 98012, hereinafter called the GRANTORS, have bargained and sold, and by these present do hereby transfer and convey and quitclaim unto **1713 Simpkins Street, LLC a Washington limited liability company,** with principal office located at 230 185th Place Southwest, Bothell, WA 98012, hereinafter called the GRANTEES, its successors and assigned, forever, all tight, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, on the plan of the Homes of 1713 Simpkins Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for the Homes of 1713 Simpkins Street, a horizontal property regime with private elements, of record in Instrument No. 20190503-0041515, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Integrity Construction Group, LLC, a Tennessee limited liability group, by deed of record in Instrument No. 20220207-0013659, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter Fang and Tanisha Mcomber, a husband and wife, by deed of record, instrument No. 29229318-0031535, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as **1713 Simpkins Street, Unit A, Nashville, TN 37208.**

WITNESS our hands this 28th day of June, 2024.

Peter Fang and Tanisha Mcomber, husband and wife.

GRANTOR:

Peter Fang

Tanisha Mcomber

STATE OF Washington

COUNTY OF Snohomish

On this 28th day of June 2024, before me personally appeared Peter Fang and Tanisha Mcomber, to me known to be persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand and official seal, this the 28th day of June 2024.

Notary Public

My Commission Expires: 09/15/2027

(SEAL)

Brandon Best
Notary Public
State of Washington
Lic#23029985
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CERTIFICATE OF AUTHENTICITY

I, Tessa Rochon, 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 16, 2024.

Affiant Signature

8/16/2024

Date

STATE OF COLORADO)
)
COUNTY OF BOULDER)

Sworn to and subscribed before me this 16th day of August, 2024.

Notary Public

My Commission Expires: September 5, 2025

BRANDEN JAMES SAWAYA
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174037057
MY COMMISSION EXPIRES SEP 5, 2025