Karen Johnson Davidson County
Batch# 1175894 DEEDQC
08/30/2024 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $120.25
20240830-0066925

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $32,500.55.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: May 6, 2028
(AFFIX SEAL)

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paulo Leite, Jennifer Leite, and Noeme Rock	**New Owner**	**082-04-0J-001.00-CO**
(NAME) **19835 Collins Road**	(NAME)	
(ADDRESS) **Canyon County, CA 91351**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **RYAN PAIGE,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **NOEME ROCK,** ("GRANTEE") HER HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A ON THE PLAN OF ELEVEN-TWENTYEIGHT MCFERRIN AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELEVEN-TWENTYEIGHT MCFERRIN AVENUE, AS SET FORTH IN EXHIBIT "B" OF RECORD IN INSTRUMENT NO. 20210126-0011601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PAULO LEITE AND JENNIFER LEITE, HUSBAND AND WIFE, AND RYAN PAIGE, BY WARRANTY DEED FROM RYAN PAIGE AND GRACE KIM, OF RECORD IN INSTRUMENT NO. 20210406-0045138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 2, 2021, AND RECORDED ON APRIL 4, 2021..

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1128A MCFERRIN AVENUE, NASHVILLE, TN 37206.

***THE VESTED OWNERS OF THE SUBJECT PROPERTY SHALL NOW BE PAULO LEITE AND JENNIFER LEITE, HUSBAND AND WIFE, AND NOEME ROCK.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 29 day of August, 2024.

RYAN PAIGE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Paige, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of August, 2024.

Notary Signature

My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, Andrew Suzore, 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 29, 2024.

Date

Affiant Signature

August 30, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of August, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027