Karen Johnson
Batch # 1176099
09/03/2024 08:15:29 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240903-0067196

DOCUMENT PREPARED BY

KURTZ, ANDERSON AND ASSOCIATES

WHEN RECORDED MAIL TO:

KURTZ, ANDERSON AND ASSOCIATES
25909 PALA, SUITE #230
MISSION VIEJO, CA 92691

Parcel Number: 091140B00100

QUITCLAIM DEED

FOR CONSIDERATION OF ZERO DOLLARS, receipt of which is hereby acknowledged,

JON MORRISON AND LAUREN MORRISON, HUSBAND AND WIFE, AND RAUL BRIONES AND TERRI BRIONES, HUSBAND AND WIFE,

the GRANTORS, do hereby REMISE, RELEASE AND FOREVER QUITCLAIM our interest to

TIMBERLINE PROPERTIES, LLC, A TENNESSEE LIMITED LIABLIITY COMPANY

a certain tract or parcel of land in the following described real property situated in DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Subdivision Plat, First Revision, Patina, a Traditional Neighborhood Development, of record as Instrument No. 20040707-0080650, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20140707-0059658, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to KELSIE E. BOTTIGGI, UNMARRIED, by deed from CARRIE SMITH, AN UNMARRIED WOMAN, of record in Instrument No. 20180516-0046656, dated May 15, 2018, said Register's Office. Being further conveyed to JAMES AUSTIN TOWNSEND AND WIFE, KELSIE BOTTIGGI TOWNSEND, by quitclaim deed from KELSIE E. BOTTIGGI, of record in Instrument No. 20210618-0082286, dated June 10, 2021, said Register's Office. Being further conveyed to JON MORRISON AND LAUREN MORRISON, husband and wife, and RAUL BRIONES AND TERRI BRIONES, husband and wife, by warranty deed from JAMES AUSTIN TOWNSEND AND WIFE, KELSIE BOTTIGGI TOWNSEND, of record in Instrument No. 20220518-0057197, dated May 18, 2022, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable government and zoning regulations.

This is improved property known as **401 Patina Circle, Nashville, TN 37209**

DATED: 8/24, 2024

JON MORRISON

LAUREN MORRISON

DATED: July 24, 2024

RAUL BRIONES

TERRI BRIONES

MAIL TAX STATEMENTS TO: TIMBERLINE PROPERTIES, LLC
401 PATINA CIRCLE, NASHVILLE, TN 37209

GRANTEE: TIMBERLINE PROPERTIES, LLC
401 PATINA CIRCLE, NASHVILLE, TN 37209

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $0.00.

LAUREN MORRISON

Subscribed and sworn before me, this 24th day of August, 2024.

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary
my comm. Exp. 11/08/2027

STATE OF TENNESSEE

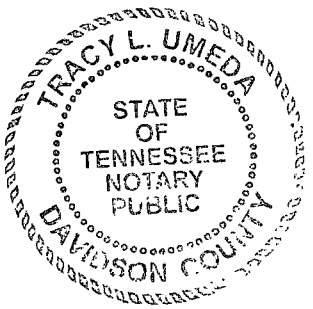
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JON MORRISON and LAUREN MORRISON, with whom I am personal acquainted (or proved to me on the basis of satisfactory evidence).

Witness my hand and official seal this the 27th day of August, 2024.

My Commission expires: 11/08/2027

Tracy L. Umeda
Notary Public



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Orange)

On July 24, 2024, before me, CYNTHIA GOMEZ, Notary Public, personally appeared RAUL BRIONES and TERRI BRIONES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[PLACE NOTARY SEAL BELOW]

Cynthia A. Gomez
Notary Signature

