Karen Johnson Davidson County
Batch# 1178493 DEEDQC
09/06/2024 02:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240906-0068819

QUITCLAIM DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF SEPTEMBER, 2024.

Notary Public
Date of Expiration:

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
1014 16th Avenue South, #203, LLC	**HomeXpress Mortgage Corp.**	**105 01 1Y 203.00 CO**
(NAME)	(NAME)	
1222 Sussex Lane	**1936 E Deere Ave, Suite 200**	
(ADDRESS)	(ADDRESS)	
Newport Beach, CA 92660	**Santa Ana, CA 92705**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **Erik Kenneth Weigand and Krista Elliott Weigand, a married couple**, ("Grantor") do hereby quitclaim unto **1014 16th Avenue South, #203 LLC, a Tennessee limited liability company** ("Grantee").

Its, successors and assigns, any and all interest that we have in that certain unit located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING known and designated as UNIT 203 of HAROLD & OWEN CONDOMINIUMS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HAROLD & OWEN CONDOMINIUMS, of record in Instrument No. 20240304-0014936, as amended at First Amendment of record at Instrument No. 20240625-0047065, and amended at Second Amendment of record at Instrument No. 20240711-0052228, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

BEING the same property conveyed to Erik Kenneth Weigand and Krista Elliott Weigand, a married couple by a Warranty Deed from Harold & Owen LLC, a Tennessee limited liability company, of record as Instrument 20240730-0057615, Register's Office for Davidson County, Tennessee.

BEING improved real property commonly known as **1014 16th Ave S, #203, Nashville, TN 37212.**

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness our hands this the 5TH day of September, 2024.

Erik K. Weigand

Erik Kenneth Weigand

Krista Elliott Weigand

Krista Elliott Weigand

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Erik Kenneth Weigand and Krista Elliott Weigand, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of September, 2024.

ATTACHED

_____
Notary Public
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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)
County of ORANGE)

On SEPT 5, 24 before me, JENNIFER ANN MULVEY, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared ERIK KENNETH WEIGAND | KRISTA ELLIOTT WEIGAND
Name(s) of Signer(s)

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 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.

JENNIFER ANN MULVEY
Notary Public - California
Orange County
Commission # 2375299
My Comm. Expires Oct 12, 2025

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

©2016 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

True Copy Certification

I, John W. Bishop, 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 this the 5 day of September, 2024.

Affiant Signature
Date 9/6/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of September, 2024

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026