Karen Johnson Davidson County
Batch# 1195936 DEEDQC
10/21/2024 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241021-0081453

QUITCLAIM DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
2129 Goodrich Ave LLC	**NEW OWNER**	**070093F00500CO**
4843 West Harold Avenue **Visalia, California 93291**	_____ _____	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 11th day of October, 2024, the undersigned, **SETH CRINER,** a Married Man whose Spouse has No Interest (the "*Grantor*"), has bargained and sold, and by these presents does transfer and quitclaim to **2129 GOODRICH AVE LLC,** a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee and the Revised Tennessee Limited Liability Action (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **2129 GOODRICH AVENUE, NASHVILLE, TENNESSEE 37218**, and more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 5, as established in Declaration of Covenants, Conditions and Restrictions for VISTA AT NORTH POINTE, a Horizontal Property Regime with Private Elements of record at Instrument No. 20220328-0035296 and being amended in Instrument No. 20240326-0021046, 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 VISTA AT NORTH POINTE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220328-0035296 and being amended in Instrument No. 20240326-0021046, and Bylaws appended thereto as Exhibit "C", 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 the same property conveyed to Seth Criner, a Married Man whose Spouse has No Interest, by Warranty Deed dated October 10, 2024, from Waterboy Properties LLC, recorded on October **16** , 2024, as Instrument No. **20241016-0080271** in said Register's Office.

This improved property more commonly known as 2129 Goodrich Avenue, Nashville, Tennessee 37218.

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This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of October, 2024.

GRANTOR: SETH CRINER

SIGNER: Seth Criner

STATE OF CALIFORNIA)
COUNTY OF TULARE)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Seth Criner**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and as such acknowledged that he, as the within named Grantor, is authorized to execute the foregoing instrument for the purposes therein contained, by signing his name hereto.

WITNESS my hand, at office, on this this 11th day of October, 2024.

Notary Public

October 2, 2027
My Commission Expires

NRO1 RAJWANT KAUR COMM. #2465188 Notary Public - California Tulare County My Comm. Expires Oct. 2, 2027 NRO1

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **October 11th, 2024**.

Affiant Signature

10/11/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **11th** day of **October**, 20**24**.

Notary Public

Notary's Seal:

