Karen Johnson Davidson County
Batch# 1244662 DEEDQC
03/10/2025 12:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250310-0017859

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF MARCH, 2025. Notary Public MY COMMISSION EXPIRES: 7-7-25 (AFFIX SEAL)

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-663

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Venture West Holdings LLC	Same as owner	082 09 0J 300.00
(NAME) 621 Dunhill Drive	(NAME)	
(ADDRESS) Danville, CA 94506	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Venture West Consulting, LLC, a California limited liability company**, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Venture West Holdings LLC, a New York limited liability company**, (the "**Grantees**"), its successors and assigns, all its right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 300 Van Buren Street, Nashville, TN 37208.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 4th day of MARCH, 2025.

GRANTOR:

Venture West Consulting, LLC,
a California limited liability company

By: _____
Aaron Wilkins, Member

By: _____
Chris Tabish, Member

STATE OF CA)
COUNTY OF CONTRA COSTA

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Aaron Wilkins and Chris Tabish with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the members of Venture West Consulting, LLC, a California limited liability company, the within named Grantor, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by themselves as members of the limited liability company.

WITNESS my hand, at office, this 4th day of March, 2025.

_____
Notary Public

My Commission Expires: Oct 9, 2026

NEELIMA MITTAPALLI
COMM # 2420332
CONTRA COSTA County
California Notary Public
Comm Exp Oct. 9, 2026

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit 300, The Morgan Park Place Condominiums, as established under Master Deed of record in Instrument No. 20050831-0104621, amended at Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, Instrument No. 20100622-0048863 and Assignment of Declarant Rights recorded in Instrument No. 20150102-0000052, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Venture West Consulting, LLC, a California limited liability company by Warranty Deed from Olanrewaju A. Soremekun and Jenny M. Lorenzo, husband and wife, of record in Instrument No. 20210618-0082445, in the Register's Office of Davidson County, Tennessee, dated June 11, 2021 and recorded on June 18, 2021.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 March 4, 2025.

Signature
Date: March 10, 2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 10th day of March, 2025 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025