Karen Johnson Davidson County
Batch# 1263206 DEEDQC
04/22/2025 03:05:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250422-0030866

| ADDRESS OF NEW OWNER | SEND TAX BILL TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **CRAIG GERULSKI**<br>2818 COMSTOCK STREET<br>SAN DIEGO, CA 92111 | **CRAIG GERULSKI**<br>2818 COMSTOCK STREET<br>SAN DIEGO, CA 92111 | MAP/ PARCEL: 072 06 3H 025.00 CO |

# QUITCLAIM DEED

---

**THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF, AND, AFTER RECORDING, RETURN TO:**
**LAW GUYS PLLC**
**1555 RIO GRANDE AVENUE**
**FORT WORTH, TEXAS 76102**

**Excise Tax: $ 0.00**
**Tenn. Code Ann. § 67-4-409**
**TN ST §67-4-409(a)(4)(5)**
***(No oath of value required for exempt transactions.)***

THE STATE OF TENNESSEE §
§ KNOW ALL BY THESE PRESENTS:
COUNTY OF DAVIDSON §

GRANTOR: **841 VIBE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, whose mailing address is 2818 Comstock Street, San Diego, CA 92111.

GRANTEE: **CRAIG GERULSKI,** whose mailing address is 2818 Comstock Street, San Diego, CA 92111.

PROPERTY: See Attached **EXHIBIT "A".**

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, or feminine as required by context.

Grantor, in exchange for the Consideration, has **GRANTED, SOLD, AND CONVEYED, AND BY THESE PRESENTS DOES GRANT, SELL, AND CONVEY ALL RIGHT, TITLE AND INTEREST IN THE PROPERTY** unto Grantee, subject to the matters hereinafter stated, the Property, together with all improvements on the Property on this, the 14 day of April 2025.

This conveyance of the Property is expressly made subject, however, to all mineral reservations, restrictions, easements, zoning ordinances, and covenants to the extent the same are valid, presently subsisting and affecting the Property, and which are reflected in the Real Property Records of the County in which the Property is located.

Grantor and Grantee acknowledge that ad valorem taxes that are associated with, related to, or affecting the Property for prior years have been paid, and taxes for the current year are assumed by Grantee.

**THIS DEED WAS PREPARED USING INFORMATION FURNISHED BY GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE EXAM.**

*[SIGNATURES & NOTARY ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE]*

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed on this, the 14th day of April 2025.

**GRANTOR:**

**841 Vibe, LLC, a Tennessee limited liability company**

Craig Gerulski
**BY: CRAIG GERULSKI**
**AUTHORIZED PERSON**

Signed this the 14th day of April, 2025, in the presence of:

Melinda Kidder
Melinda Kidder
207 N. 4th Street, #459
Hugo. Oklahoma 74743

Kelda Serak
Kelda Serak
207 N. 4th Street, #459
Hugo. Oklahoma 74743

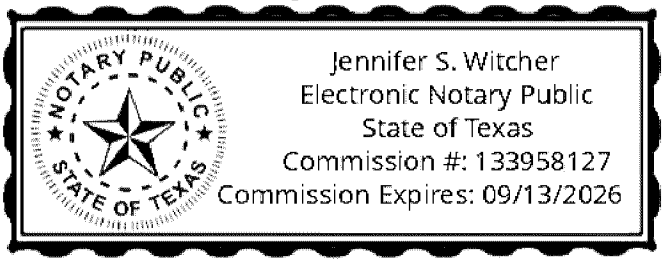
STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me on the 14th day of April 2025, by Melinda Kidder and Kelda Serak, the above-signed witnesses, I attested to the execution of this instrument by Craig Gerulski an authorized person for 841 VIBE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, *for the consideration and in the capacity stated.*

This is an online notarial act.

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

Notarized online using audio-video communication



# EXHIBIT "A"

ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING ALL OF UNIT 25 OF VIBE, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON EXHIBIT "B" OF DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VIBE HOMEOWNERS ASSOCIATION OF RECORD IN INSTRUMENT NO. 20170703-0066733, REVISED IN INSTRUMENT NO. 20170803-0079133 AND INSTRUMENT NO. 20180329- 0029496, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE IS HEREBY MADE FOR A MORE SPECIFIC DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CRAIG GERULSKI BY WARRANTY DEED FROM HV URBAN, A TENNESSEE PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20190801-0075919, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

Being the same lot or parcel of land as described in and conveyed by that certain Quitclaim Deed dated February 2, 2022, from Craig Gerulski to 841 Vibe, LLC a Tennessee Limited Liability Company, of record February 9, 2022, in Instrument No. 20220209-0015255 in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 841 Vibe Place, Nashville, TN, 37216

Map / Parcel Number (s): 072 06 3H 025.00 CO

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, C. Stephen Tobin, 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 April 15, 2025 (date of document).

C. Stephen Tobin

April 15, 2025
Date

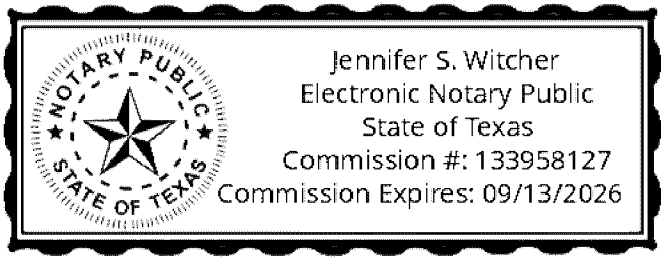
STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me today, the 15th day of April, 2025, by C. Stephen Tobin for and in the capacity stated.

This is an online notarial act.

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

Notarized online using audio-video communication



KAREN JOHNSON
**REGISTER OF DEEDS**

**www.nashville.gov/rod**

**PO Box 196398**
**Nashville, TN 37219-6398**
**(615) 862-6790 phone**
**(615) 880-2039 fax**

The following oath of consideration is required on all deeds transferring property:

STATE OF TEXAS
COUNTY OF WICHITA

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

Craig Gerulski
Affiant

Subscribed and sworn before me, this 18 day of April, 2025.

Notary

Notarized online using audio-video communication

Jennifer S. Witcher
Electronic Notary Public
State of Texas
Commission #: 133958127
Commission Expires: 09/13/2026