This Instrument Prepared by.
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Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
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Karen Johnson Davidson County
Batch # 1297672 DEEDQC
07/15/2025 08 25 17 AM 3 pgs
Fees $17 00 Taxes $0 00
20250715-0055503

QUITCLAIM DEED

ADDRESS OF NEW OWNER.	SEND TAX BILL TO:	MAP PARCEL NO
Nice Nest Management, LLC 4205 Via Marina Apt 201 Marina Del Rey, CA 90292	Same as New Owner	163 16 0 C 305 00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **SALVADOR LOPEZ, a married man** ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Nice Nest Management, LLC, a Tennessee limited liability company**, and their successors, heirs and assigns. The real estate is described as follows.

> Land in Davidson County, being Unit No. 305 of Phase 3-A of Matlock Townhomes, being a Private Element within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No 20070705-0080103; Instrument No 20100122-0005543, Instrument No 20100503-0033517, Instrument No. 20101216-0099939, Instrument No 20111228-0101458 and Instrument No 20170612-0058618 (which adds Phase 3-A, and depicts the above- referenced Unit on Exhibit B thereto, being the Site Plan for MATLOCK PHASE 3-A), and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Unit as specified by Master Deed and the amendments thereto, to which reference is made for a more complete description
>
> Being part of the same property conveyed to Salvador Lopez, a married man, by Warranty Deed from Jones Construction, LLC, a Tennessee limited liability company, dated September 16, 2019, recorded September 17, 2019, of record in Instrument 20190917-0094281, in the Register's Office of Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property

STATE OF CALIFORNIA
COUNTY OF Los Angeles

The consideration for this conveyance, per T C.A. 67-4-409(a)(1)(D), is $-0-.

Affiant

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

Subscribed and sworn to before me this the 3 day of JUNE, 2025, personally appeared **SALVADOR LOPEZ** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person 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.

ARTHUR J HIGHTOWER II
Notary Public - California
Orange County
Commission # 2369554
My Comm Expires Aug 4, 2025

My Commission Expires AUGUST 4, 2025

Notary Public

This is improved property known as 1123 Waterburg Lane, Antioch, TN 37013

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 3 day of June, 2025

SALVADOR LOPEZ

STATE OF CALIFORNIA
COUNTY OF Los Angeles

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.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SALVADOR LOPEZ**, the within named Grantor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person 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 seal, at office, this 3 day of JUNE, 2025.

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Notary Public

My Commission Expires: AUGUST 4, 2025

ARTHUR J HIGHTOWER II
Notary Public - California
Orange County
Commission # 2369554
My Comm. Expires Aug 4, 2025