Karen Johnson Davidson County
Batch# 339040 DEEDQC
01/06/2020 02:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200106-0001676

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Seth Anapolsky 12859 Frost Brothers Court Rancho Cucamonga, CA 91739	New Owner	082-12-0U-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tiffany Katuls, married,** by these presents do hereby quitclaim and convey unto **Seth Anapolsky, married,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 111 North 9th Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170922-0097193, 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.

Being a portion of the same property conveyed to Amin Haidar, an unmarried man and Samina K. Ahmad, an unmarried woman by Warranty deed from 111 North 9th Street, LLC of record in Instrument No. 20140310-0019936 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 10, 2014.

Being the same property conveyed to Fen Re Holdings, LLC by Warranty deed from Amin M. Haidar, an unmarried man and Samina K. Ahmad, an unmarried woman of record in Instrument No. 20171213-0126931 Register's Office for Davidson County, Tennessee, dated December 12, 2017 and recorded on December 13, 2017.

Being the same property conveyed to Seth Anapolsky and Tiffany Katuls, husband and wife by Warranty deed from Fen Re Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190305-0020037 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 05, 2019.

Being also known as 111B North 9th Street Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
31st day of December, 2019.

Affiant

My commission expires:
(Affix Seal)

Notary Public

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of December, 2019.

Tiffany Katuls

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tiffany Katuls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 30th day of December, 2019.

_____
Notary Public

My Commission Expires:

ACKNOWLEDGMENT

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 San Bernardino)

On December 30, 2019 before me, Janet Navidad, Notary Public
(insert name and title of the officer)

personally appeared Tiffany Katuls,
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.

Signature Janet Navidad (Seal)

JANET NAVIDAD
Commission No. 2204135
NOTARY PUBLIC-CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires AUGUST 1, 2021

NCC1 NCC1

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022