Karen Johnson Davidson County
Batch# 348397 DEEDQC
01/24/2020 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200124-0008999

RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

DH0005606

STATE OF TENNESSEE
COUNTY OF DAVIDSOIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January, ~~2019.~~ 2020

NOTARY ~~PUBLIC~~

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Leyla Karimli and Alex Twersky 306 Gold St., Apt. 5I Brooklyn, NY 11201	New Owner	071-14-0E-018.00-CO

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Leyla Karimli, a single woman,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Leyla Karimli, unmarried, and Alex Twersky, unmarried,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 18, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Sky at Fern, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160830-0090887, as amended in Instrument No. 20170913-0093673, Instrument No. 20180808-0078087 and Instrument No. 20190410-0032695 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leyla Karimli, a single woman, by Warranty Deed from Eight-Nine King Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20200123-0008153 **Register's Office for Davidson County, Tennessee, dated January 17, 2020 and recorded on** 1/23/2020.

Being also known as 64 Fern Ave Unit 14 Nashville, TN 37207

WITNESS MY HAND, this 17 day of January, 2020.

Leyla Karimli

STATE OF D.C.
COUNTY OF D.C.

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leyla Karimli, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 17th day of January, 2020.

DISTRICT OF COLUMBIA SHERMOOD HOWARD NOTARY PUBLIC My Comm. Exp. Oct 14, 2024

Notary Public

My commission expires: My Commission Expires October 14, 2024

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)