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THIS INSTRUMENT PREPARED BY: **Kevin D. Montgomery** **Premier Escrow, LLC** **4301 Hillsboro Road, Suite 300** **Nashville, Tennessee 37215** **(615) 269-6626**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0. AFFIANT Subscribed and sworn to before me, this 24th day of January, 2020. Notary Public My Commission Expires: _____

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 348508 DEEDQC
01/27/2020 08:33:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200127-0009156

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2022

Address New Owners as Follows: **Send Tax Bills To:** **Map-Parcel Number:**

Angelina Triassi et al Same 071-14-0E-010.00-CO

58 Fern Avenue
Nashville, TN 37207

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that, 58 Fern, LLC, a Tennessee limited liability company, ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby quitclaim and by these presents does transfer to Angelina Triassi and Rafael Gil Bettan, ("Grantee"), all of its right, title and interest in and to certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 10 of Sky at Fern, a Horizontal Property Regime with Private Elements, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Sky At Fern A Horizontal Property Regime With Private Elements of record in Instrument Number 20160830-0090887, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit 20160830-0090887, as amended in Instrument No. 20170913-0093673, Instrument No. 20180808-0078087 and Instrument No. 20190410-0032695, to said Master Deed.

Being the same property conveyed to Angelina Triassi and Rafael Gil Bettan by deed in Instrument No. 20190716-0069624 and by deed to 58 Fern, LLC by Deed of record in Instrument No. 20190719-0070894, in the Register's Office of Davidson County, Tennessee

The deed conveying title from Angelina Triassi and Rafael Gil Bettan to 58 Fern, LLC is void since the Grantor, Victor Bartley, as Attorney in Fact, was acting outside the scope of his authority. See Durable Specific Limited Power of Attorney in Instrument No. 20190716-0069623, said register's office. Said Power of Attorney was limited to purchase authority only and did not contain any powers authorizing the

sale or transfer of title to a new owner.

This deed is to be recorded to convey any interest that 58 Fern, LLC might have in the property for title insurance purposes only and this deed is not an acknowledgment from Angelina Triassi or Rafael Gil Bettan that 58 Fern, LLC has any interest in said property.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22nd day of January, 2020.

GRANTOR:
58 Fern, LLC, a Delaware
limited liability company

BY: Angelina Triassi
Its: Sole Member

PROVINCE OF QUEBEC
COUNTRY OF CANADA

Before me, the undersigned notary public, personally appeared Angelina Triassi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the sole member of 58 Fern, LLC the within named bargainor, a limited liability company and that she as such sole member, executed the foregoing instrument for the purpose therein.

Witness my hand and seal on this 22 day of January, 2020.

Notary Public

My Commission Expires: DOES NOT EXPIRE

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