QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 359756 DEEDQC
02/19/2020 07:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200219-0018128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
AKT Investments, LLC	**Same**	
(NAME)	(NAME)	**105-14-0O-011.00**
1312 W. Madison St., Apt. 4B		
(ADDRESS)	(ADDRESS)	
Chicago, IL 60607		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TYLER WARNER AND KATY FRIDAY, HUSBAND AND WIFE ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

AKT INVESTMENTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY ("GRANTEE")

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

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 11, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELLIOTT AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AT INSTRUMENT NO. 20160516-0048883, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TYLER WARNER AND KATY FRIDAY, HUSBAND AND WIFE, BY WARRANTY DEED FROM FNU KARTHIK RAMGOPAL, OF RECORD IN INSTRUMENT NUMBER 20200127-0009204, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2118 Elliott Avenue, Unit 10, Nashville, TN 37204**

Witness our hands this the 14 day of February, 2020.

Tyler Warner

Katy Friday

STATE OF IL)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tyler Warner**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of February 2020.

Notary Public
My Commission Expires: 12-02-2020

OFFICIAL SEAL
CHARLES BERDELL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/02/20

STATE OF IL)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katy Friday**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of February 2020.

Notary Public
My Commission Expires: 12-02-2020

OFFICIAL SEAL
CHARLES BERDELL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/02/20

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

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

