Karen Johnson Davidson County
Batch# 481430 DEEDQC
09/23/2020 11:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200923-0109210

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Eliyahu Ganon 126B Kingston Street Nashville, TN 37207	Eliyahu Eliran Ganon 126B Kingston Street Nashville, TN 37207

Order Number: 302789

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Eliyahu Eliran Ganon and Talitha Ganon, husband and wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Eliyahu Eliran Ganon, a married man,** whose address is 126B Kingston Street, Nashville, TN 37207, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. B OF 126 KINGSTON STREET, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING 126 KINGSTON STREET, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NUMBER 20171116-0117699, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 071 03 0D 002.00
Street address of property: 126B Kingston Street, Nashville, TN 37207

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 201903040019632 in the Recorder's Office, Davidson County, Tennessee.

Signed this 8 day of September, 2020.

Signature of Grantors:

Eliyahu Eliran Ganon

Talitha Ganon

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 8 day of September, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Eliyahu Eliran Ganon and Talitha Ganon, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission Expires: 07/09/2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

202009230109210

County Parcel number: 071 03 0D 002.00
Street address of property: 126B Kingston Street, Nashville, TN 37207

ELIYAHU ELIRAN GANON Oath of Consideration

I or we, TALITHA GANON, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00.

Signed this 8 day of September, 2020.

Signatures of Affiant(s):

Sworn and subscribed before me this 8 day of September 2020.

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K Butler
Notary Public

My Commission Expires: 07/09/2024

202009230109210

True Copy Certification

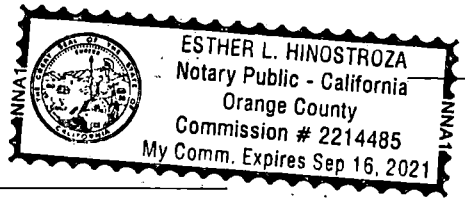
I,_____Merna Emsis_____, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, __Merna Emsis_____ 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:_____
Notary' Seal (if on paper)