QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 497709 DEEDQC
10/19/2020 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201019-0121001

The actual consideration or value for this transfer is $ -0-

Amir Iskander
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 16TH day of October 2020

NOTARY PUBLIC
My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC DAVIDSON COUNTY TENN.

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
1710 NASSAU ST., LLC 217 British Woods Dr. Nashville, Tennessee 37217	New Owner	081 08 0 / 346.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by 1710 NASSAU ST., LLC, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MILLIONAIRES INSTITUTE, LLC/A/K/A MILLIONAIRES, INSTITUTION, LLC, A Tennessee Limited Liability Company, the GRANTOR herein, by these presents do transfer, QuitClaim and convey unto:

1710 NASSAU ST., LLC, a Tennessee Limited Liability Company, the GRANTEE herein, its Successors and or and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee Being all of Lot 72 on the Plan of The Homestead Addition, Estate of D.T. McGavock, as appearing of Record in Book 57, page 9 Register's Office for Davidson County Tennessee. Said Plat now superceded by Master Deed and Bylaws of the Homes at 1710 Nassau Street, a Horizontal Property Regime of record as Instrument #20200902-0099700, Register's Office for Davidson County, Tennessee.

Being all the same property conveyed to Millionaires, Institute, LLC by Deed from Glenda A. Boarders and Ronald Boarders of record as Instrument #20191226-0133335, Register's Office for Davidson County, TN.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2020,
Deed of Trust of Record at Instrument # 20191226-0133336 R.O.D.C., TN.
Master Deed & Bylaws of record as Instrument #20200902-0099700, R.O.D.C., TN

This is improved property known as: Unit A, and Unit B, 1710 Nassau St., Nashville, TN 37208.

Witness my hand this 16 day of OCT, 2020.

MILLIONAIRES INSTITUTE, LLC A/K/A MILLIONAIRES INSTITUTION, LLC

By: Peter Zaree
PETER ZAREE, General Member

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

TCA 66-22-108 (a)

Before me, Leroy J. Ellis IV the undersigned, a notary public in the state of Tennessee, personally appeared PETER ZAREE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the _GENERAL MEMBER of *MILLIONAIRES INSTITUTE, LLC, the within named bargainor, a Limited Liability Company , and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of *MILLIONAIRES INSTITUTE, LLC by himself as such GENERAL MEMBER.

** A/K/A Millionaires Institution, LLC

Subscribed and sworn to before me, this the 16TH day of October, 2020.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 03/06/2024

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QUITCLAIM DEED

From: MILLIONAIRES INSTITUTE, LLC

To: 1710 NASSAU ST., LLC,

Property:
1710 Nassau Street
Nashville, TN. 37208

202010190121001

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

Johnny@LJELAW.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Ryan Wills the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 1-3-22 +_

RYAN WILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 3, 2022

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

www.ljelaw.com