THIS INSTRUMENT PREPARED BY AND RETURN TO: **Kari Yoder**
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 609975 DEEDQC
04/08/2021 09:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210408-0046675

Grantee Address
Emily Cara Levin
101 PORTER TERRACE
NASHVILLE, TN 37206

Mail Tax Statements to:
Emily Cara Levin
101 PORTER TERRACE
NASHVILLE, TN 37206

QUITCLAIM DEED

THIS INDENTURE, Made this 31 day of March, 2021, by and between Emily Cara Levin, married, who acquired title as Emily Cara Levin, a single woman, and Ronni Levin and Ronald A. Levin, wife and husband, as joint tenants of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and EMILY CARA LEVIN AND MATTHEW JAMES SNOW, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 101 PORTER TERRACE, NASHVILLE TN, 37206).

BEING the same premises which Porter Terrace Partners II, LLC in deed dated 7/25/2016 and recorded 8/4/2016 in the DAVIDSON County Recorder's Office in Deed Book Volume 20160804-0080832, granted and conveyed to Emily Cara Levin, a single woman, and Ronni Levin and Ronald A. Levin, wife and husband, as joint tenants.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Ten and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Emily Cara Levin

Ronni Levin

Ronald A. Levin

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

State of TN

County of Davidson (SS)

On this 31 day of March in the year 2021 before me, the undersigned notary public, personally appeared Emily Cara Levin known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Ella K Butler
Notary Public

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 10.00.

Affiant

Subscribed and sworn to before me this 31 day of March 2021.

Ella K. Butler
Notary Public
My Commission Expires: 07/09/2024

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

File No: 898669

TAXPAYER/OWNER: Emily Cara Levin
ADDRESS: 101 PORTER TERRACE, NASHVILLE TN, 37206

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Emily Cara Levin

Ronni Levin

Ronald A. Levin

State of Maryland

County of Montgomery (SS)

On this 1st day of April in the year 2021 before me, the undersigned notary public, personally appeared Ronni Levin and Ronald A. Levin, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

ANN E. ROLDAN
Notary Public-Maryland
Montgomery County
My Commission Expires
May 21, 2023

Ann E. Roldan
17601 Goose Creek Rd
Olney, MD 20832
Lic# 2184250

Notary Public

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $_____.

Affiant

Subscribed and sworn to before me this ____ day of _____, 20___.

Notary Public
My Commission Expires:_____

File No: 898669

TAXPAYER/OWNER: Emily Cara Levin
ADDRESS: 101 PORTER TERRACE, NASHVILLE TN, 37206

Exhibit A

File No.: 898669

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 101 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, page 537, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.

Being the same property as conveyed from Porter Terrace Partners II, LLC, to Emily Cara Levin, a single woman, and Ronni Levin and Ronald A. Levin, wife and husband, as joint tenants, as set forth in Deed Instrument # 20160804-0080832, dated 7/25/2016, recorded 8/4/2016, Davidson County, Tennessee.

Tax ID: 072150A10100CO

True Copy Certification

I, Ryan Marek, do hereby make oath that I am a ~~licensed~~ RM ~~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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Norma Ortega a notary public for this county and state Ryan Marek 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: 9/14/2024

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
NORMA ORTEGA - Notary Public
Allegheny County
My Commission Expires Sep 14, 2024
Commission Number 1300784