Karen Johnson Davidson County
Batch# 627023 DEEDQC
04/30/2021 02:19:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210430-0058393

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alefa BNB, LLC	**New Owner**	**071100G00100 CO and 071100G00200 CO**
(NAME) **2491 N. Mount Juliet Road #95**	(NAME)	
(ADDRESS) **Mount Juliet, TN 37122**	(ADDRESS)	
(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, **CAPITAL INVEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEFA BNB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**. hereinafter called the Grantee(s), 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 in Davidson County, Tennessee, being Unit Nos. 520A and 520B on the plan of Declaration of Covenants, Conditions and Restrictions of 520 Weakley Avenue Residences, as shown on Exhibit "B" of 520 Weakley Avenue Residences, of record in Instrument No. 20190726-0073582 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Capital Invest, LLC, a Tennessee limited liability company by Warranty deed from Felicia Scott Thompson, an unmarried woman of record in Instrument No. 20180814-0080403 Register's Office for Davidson County, Tennessee, dated August 08, 2018 and recorded on August 14, 2018.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **520 Weakley Avenue (Unit 520 A), Nashville, Tennessee 37207 and 522 Weakley Avenue (Unit 520 B), Nashville, Tennessee 37207**..

Witness my/our hand(s) this the 29 day of April, 2021.

Capital Invest, LLC

Aziz Ashurov, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aziz Ashurov, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member of*, the within named bargainor, a limited liability company, and that he/she as such Sole member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of April, 2021.

Notary Public

* Capital Invest, LLC

My Commission Expires: 10/2/2023

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY