Karen Johnson Davidson County
Batch# 664971 DEEDQC
06/25/2021 10:28:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210625-0086367

Dear Davidson County Register of Deeds

RE: 1803 Broadway Apt 206, Nashville, Tennessee 37203

FROM: Mereb Investments, LLC a Kentucky Limited Liability Company

TO: Saba Sile, an Unmarried Woman and Fikre Gurja, an Unmarried Man

Assessor's Parcel Number: 092 16 0D 206.00

PROPERTY TYPE:

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL/ MISCELLANEOUS	GOVERNMENT	VACANT	ACREAGE	TIME-SHARE
X								

CONSIDERATION: ZERO DOLLARS ($0.00)

CONVEYANCE TAX (0.37 PER $100 ROUNDED UP): $ 0.00

DEED RECORDING CHARGE: 5 pages @ $5.00 / page = $25.00

COMPUTER FUND: $ 2.00

PROBATE FEE (Collected only when State Tax is paid): $ 1.00

TOTAL RECORDING FEES: $27.00

69816990

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock LLC
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNER and
send tax bill to:
Saba Sile and Fikre Gurja
1803 Broadway Apt 206
Nashville, Tennessee 37203

Real Estate Tax ID Number: **092 16 0D 206.00**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED 71087944

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 10 day of April, 2021 by and between **Mereb Investments, LLC a Kentucky Limited Liability Company**, whose post office address is **1803 Broadway Apt 206 Nashville Tennessee 37203 and 1803 Broadway Apt 206 Nashville Tennessee 37203,** as party or parties of the first part, "Grantor", and **Saba Sile, an Unmarried Woman and Fikre Gurja, an Unmarried Man,** whose post office address is **1803 Broadway Apt 206 Nashville Tennessee 37203**, as party or parties of the second part, "Grantee".

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 1803 Broadway Apt 206, Nashville, Tennessee 37203

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

Mereb Investments, LLC a Kentucky
Limited Liability Company

By: _____ (SEAL)
Fikre Gurja
Managing Member

STATE OF Kentucky

COUNTY Jefferson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Mereb Investments, LLC a Kentucky Limited Liability Company**, the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Francine M. Hoffman
Notary Public
Name: Francine M. Hoffman
Commission Expiration Date: 5/23/2022

Francine M. Hoffman
State At Large, Kentucky
Notary Public
Commission No. 600109
My Commission Expires 5/23/2022

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Mereb Investments, LLC a Kentucky
Limited Liability Company

By : _____ (SEAL)
Fikre Gurja
Managing Member

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Notary Public
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My Commission Expires 5/23/2022

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AFFIDAVIT OF CONSIDERATION

STATE OF ~~TENNESSEE~~ South Kentucky
COUNTY OF Jefferson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

Francine M. Hoffman ~~(SEAL)~~
Affiant

Subscribed and sworn to before me on this the 10 **day of** April **,20** 21 .

Francine M. Hoffman
Notary Public
NAME: Francine M. Hoffman

My Commission Expires: 5/23/2022

Francine M. Hoffman
State At Large, Kentucky
Notary Public,
Commission No. 600109
My Commission Expires 5/23/2022

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EXHIBIT A

Legal Description:

LAND LYING AND BEING LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE:

BEING UNIT 206 OF THE BRISTOL ON BROADWAY. A CONDOMINIUM, BEING A PORTION OF LOTS NOS. 142 AND 143 ON THE PLAN OF THE BOYD ADDITION TO NESHVILLE RECORDED DECEMBER 21, 1857, IN BOOK 21, PAGE 39, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO ALTA/ACSM AS-BOILT SURVEY PREPARED BY WAMBLE & ASSOCIATES, PLLC, DATED OCTOBER 4, 2002, UPDATED ON FEBRUARY 14, 2003. TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FORTH IN THE MASTER DEED FOR THE BRISTOL ON BROADWAY, A CONDOMINIUM, RECORDED UNDER NUMBER 20050517-0055639, SAID MASTER DEED AND ALL RECORDED AMENDMENTS AND EXHIBITS THERETO BEING BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. THE INTEREST HEREIN CONVEYED INCLUDES, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, AN UNDIVIDED .80% INTEREST IN THE COMMON ELEMENTS OF THE BRISTOL ON BROADWAY CONDOMINIUM. TOGETHER WITH ONE PARKING STALL #54

Commonly known as: 1803 Broadway, Apartment 206, Nashville, TN 37203-2759

Being the same property conveyed to Mereb Investments, LLC a Kentucky Limited Liability Company, by deed dated September 4, 2018 of record in Deed Instrument/Case No. 20181010-0100292, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 092 16 0D 206.00
Commonly Known As: 1803 Broadway Apt 206, Nashville, Tennessee 37203

True Copy Certification

I, ~~Betsy~~ Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne