Karen Johnson Davidson County
Batch# 677661 DEEDQC
07/15/2021 01:00:45 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210715-0095380

PREPARED BY AND RETURN TO:
M. Todd Jackson
Todd Jackson Law, PC
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elefante Investments, LLC Lea Series 100 Powell Pl., #1018 Nashville, TN 37204	Elefante Investments, LLC Lea Series (Same)

TAX MAP - PARCEL NUMBERS: 093-11-0C-005.00

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **Michael Louis Elefante and, Jillian Christine Elefante, husband and wife** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto, **Elefante Investments, LLC Lea Series, a Tennessee limited liability company,** its successors and assigns, all rights, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26, Register's Office foresaid County, to which plan reference is hereby made for amore complete legal description.

Being the same property conveyed to Michael Louis Elefante and Jillian Christine Elefante, husband and wife by Warranty Deed from New Direction IRA/ F/B/O David Jaap IRA dated May 1, 2020, recorded May 18, 2020, of record in Instrument No. 20200518-0051114, in the Register's Office for Davidson County, Tennessee.

This property is to be held in the Lea Series, a separate series of Elefante Investments, LLC (a Tennessee Series LLC). Pursuant to the Tennessee limited liability company Act, the debts, liabilities, and obligations incurred, contracted for or otherwise existing with respect to such series of the LLC shall be enforceable against the assets of such series only and not against the assets of the LLC generally or any other series thereof, and none of the debts, liabilities, obligations and expenses incurred, contracted for or otherwise existing with respect to the LLC generally or any other series thereof shall be enforceable against the assets of such series.

This property known as: 123 Lea Avenue, Nashville, TN 37210.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premise.

WITNESS MY HAND on this the 08 day of July, 2021.

Michael Louis Elefante

Jillian Christine Elefante

STATE OF ~~TENNESSEE~~ Montana

COUNTY OF ~~WILLIAMSON~~ Gallatin

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor Michael Louis Elefante and Jillian Christine Elefante, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 08 day of July, 2021.

My commission expires:

ERIN WHITE NOTARIAL SEAL STATE OF MONTANA

ERIN WHITE
Notary Public
for the State of Montana
Residing at:
Three Forks, Montana
My Commission Expires:
November 10, 2022

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 12 day of July, 2021.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 12 day of July, 2021.

My commission expires:

Notary Public (Seal)

M. TODD JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023