AFTER RECORDING RETURN TO:
Priority Title & Escrow
641 Lynnhaven Pkwy, Suite 200
Virginia Beach, VA 23452
File No. 122160229

Karen Johnson Davidson County
Batch# 809810 DEEDQC
02/23/2022 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220223-0020431

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 071 03 0 145.00

QUITCLAIM DEED

THIS DEED made and entered into on this 7 day of February, 2022, by and between **Sultana Avenue, LLC, a Tennessee Limited Liability Company**, a mailing address of 2209 Sultana Ave, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Laura Rose Breeskin, individual ownership**, a mailing address of 2209 Sultana Ave, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Being the southerly 70 feet of Lot Nos. 155 and 156 on the Plan of J. L. Haynies Original Plan, as of record in Plat Book 161, Pages 26 and 27, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description. Said part of Lot 155 fronts 70 feet on the Easterly side of Sultana Avenue and together with part of Lot 156 extends back between parallel lines with the Northerly margin of an alley, 200 feet to the Westerly line of Lot 157.

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

Being all and the same Lands and premises conveyed to Sultana Avenue, LLC, a Tennessee limited liability company by Patrick Dundon in a Warranty Deed dated 07/31/2021 and recorded 08/26/2021 in Instrument No. 20210826-0115442 in the Land Records of Davidson County, Tennessee.

Property Address: 2209 Sultana Ave, Nashville, TN 37207

Jeffery Lee

STATE OF WA
COUNTY OF King

The foregoing instrument was acknowledged before me on this 7th day of Feb., 2022, by ~~Jeff Lee~~ Jeffrey Lee member of Sultana, a Tennessee Limited Liability Company

Paula A. Bariquit

Notary Public King County, **Paula A Bariquit**
Acting in King County
My commission expires: 09.29.2023

PAULA A BARIQUIT
NOTARY PUBLIC #93091
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 29, 2023

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Jeffrey Lee

STATE OF Washington
COUNTY OF King

Sworn to before me this 7th day of February, 2022.

Paula A. Bariquit
Notary Public **Paula A Bariquit**
My Commission Expires: 09-29-2023

PAULA A BARIQUIT
NOTARY PUBLIC #93091
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 29, 2023

Name and address for person(s) responsible for taxes:

Laura Rose Breeskin
2209 Sultana Ave
Nashville, TN 37207

Name and address of property owner:

Laura Rose Breeskin
2209 Sultana Ave
Nashville, TN 37207

Tennessee Certification of Electronic Document

I, AISHA M. JONES, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **02/07/2022** (date of document).

Aisha M. Jones
Affiant Signature

2/11/2022
Date

State of Virginia
City
County of Virginia Beach

Sworn to and subscribed before me this 11th day of February, 2022.

Kristen A. Anglin
Notary's Signature **Kristen A. Anglin**

MY COMMISSION EXPIRES: 12/31/2022

NOTARY'S SEAL

KRISTEN A. ANGLIN
NOTARY PUBLIC
REGISTRATION # 7079469
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
DECEMBER 31, 2022