QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 846307 DEEDQC
04/27/2022 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220427-0048582

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19 DAY OF April, 2022.

Sharon Fernandez
NOTARY PUBLIC

My Commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
48 Fern Ave, LLC	SAME	92 10 F 13.00
613 27th Ave. N., Unit 1		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ORI PORATH

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

48 FERN AVE, LLC

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is improved property, known as: **613 27th Avenue North, Unit 1, Nashville, Tennessee 37209**
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 19 day of April, 2022.

Ori Porath

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TN }
COUNTY OF Davidson}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ori Porath, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19 day of April 2022.

My Commission expires: 3/3/26

Sharon Fernandez
Notary Public

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 13 ON THE PLAN OF 27N AT CITY HEIGHTS TOWNHOMES, A HORIZONTAL PROEPRTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN EXHIBIT "C" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION AT INSTRUMENT NO. 20170523-0051197, 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 ORI PORATH, SOLE OWNER, BY WARRANTY DEED FROM ZVEZDA 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON MARCH 14, 2022, OF RECORD IN INSTRUMENT NO. 20220314-0029481, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS PROPERTY ALSO KNOWN AS 613 27TH AVE. N., UNIT 1, NASHVILLE, TN 37209.

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 4/19/22 (date of document).

Affiant Signature

4/19/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

