Karen Johnson Davidson County
Batch# 900313 DEEDQC
08/08/2022 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220808-0089853

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map and Parcel No:
105-10-0-042.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E.

Affiant

Subscribed and sworn to before me this 8th Day of August, 2022

Notary Public

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 4-19-2025

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION WITHOUT THE BENEFIT OF A TITLE SEARCH BY:

R&R to:

PETER WEISS, ATTORNEY AT LAW
Ortale Kelley law Firm
330 Commerce Street, Suite 110, Nashville, Tennessee 37201

ADDRESS OF OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL #: 105-10-42
Ivan Adler and wife, Gena Adler	**"OWNER"**	
(Name)	(Name)	
2204 Elliott Avenue		
(Street Address)	(Street Address)	
Nashville, TN 37204		
(City) (State) (Zip Code)	(City) (State) (Zip Code)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Dr. Benjamin Adler**, hereinafter called the "**Grantor**, do hereby quitclaim and convey all of my right, title and interest to, **Ivan Adler and wife, Gena Adler**, hereinafter called the "**Grantees**", their heirs, successors and assigns, a tract or parcel of improved property located in Nashville, Davidson County, Tennessee (the "Property") , and more fully described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Waverly Land Company's Property called "Waverly Place", as of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 8th Avenue South, as widened at a point 325 feet south of the southerly margin of Argyle Avenue, said point being the southeast corner of the property conveyed to

Bass Wiles and wife by deed from Martin Goddard Diamond and wife as of record in Book 1238, Page 230, Register's Office for Davidson County, Tennessee; thence with the westerly margin of said Avenue, southwardly 75 feet to the northeast corner of the property conveyed to Carrie Lee Carver by deed of record in Book 587, Page 18, Register's Office for Davidson County, Tennessee; thence with the said Carver's northerly line westward 180 feet more or less to the easterly margin of an alley; thence with said alley, northwardly 75 feet to the southwest corner of said Wiles property; thence with the southerly line of same, eastwardly, 171.03 feet, more or less, to the beginning.

Being the same property conveyed to Dr. Benjamin Adler , by Quitclaim Deed from Ivan Adler and wife, Gena Adler, of record as Instrument No. 20080310-0023909, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, the plan of record and any and all easements and/or rights-of-way and other matters of record, which may be applicable to the subject property.

Being improved property located at 1813 8th. Avenue South, Nashville, Tennessee 37205.

The subject property is not now nor ever has been the principal place of residence of the Grantor herein.

Witness my hand this 28 Day of June, 2022.

Dr. Benjamin Adler

.

State of Texas
County of Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dr. Benjamin Adler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Houston, Texas, this 28 Day of June, 2022.

Notary Public

My commission expires: 10/09/2024

(Notary Seal)

SYLVIA RIVAS
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 10/09/2024
NOTARY ID 13082940-6

Tennessee Certification of Electronic Document

I, the undersigned Affiant, 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 June 28, 2022.

Affiant Signature

August 8, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of August, 2022.

Notary's Signature

My Commission Expires: 4-19-2025

(SEAL) APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

202208080089853