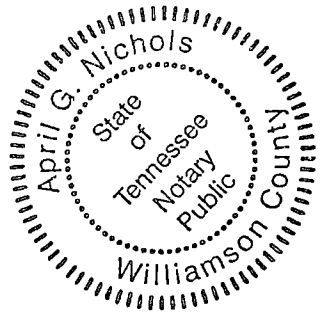
Quitclaim Deed 	State of Tennessee County of Davidson The actual consideration for this transfer is -0-. Affiant Subscribed and sworn to before me this the 1 day of October 2022. Notary Public My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
MONKOT, LLC 175 SPENCER STREET #3D BROOKLYN, NY 11205	NEW OWNER	071.14-0E-018.00-CO

KNOW ALL MEN BY THESE PRESENTS that **LEYLA KARMILI, UNMARRIED AND ALEX TWERSKY, UNMARRIED**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **MONKOT, LLC** their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 18, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKY AT FERN, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20160830-0090887, AS AMENDED IN INSTRUMENT NO. 20170913-0093673 AND INSTRUMENT NO. 20180808-0078087 AND INSTRUMENT NO. 20190410-0032695 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", 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 LEYLA KARIMLI, UNMARRIED AND ALEX TWERSKY, UNMARRIED FROM LEYLA KARIMLI, A SINGLE WOMAN, BY QUITCLAIM DEED DATED JANUARY 17, 2020 AND RECORDED ON JANUARY 24, 2020 AND RECORDED IN INSTRUMENT #20200124-0008999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

( ) unimproved
This is (X) improved property known as 64 Fern Avenue, Unit 14, Nashville, TN 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

Karen Johnson Davidson County
Batch# 926926 **DEEDQC**
10/07/2022 10:27:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20221007-0110615

WITNESS my hand this the 1 day of October, 2022.

Leyla Karimli

Alex Twersky

State of New York
County of Kings

Personally appeared before me, Allison Thompson a Notary Public in and for said county and state, the within named Leyla Karimli and Alex Twersky, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 1st day of October, 2022.

Allison Thompson
Notary Public
My Commission Expires: 09/29/2023

ALLISON THOMPSON
Notary Public - State of New York
No. 01TH6099607
Qualified in Kings County
My Commission
Expires Sept. 29, 2023