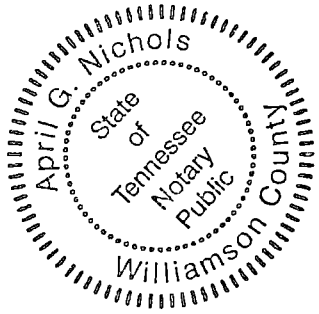
**Quitclaim Deed**




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: 10-24-2023

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

20221007-0110616

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<br>175 SPENCER STREET #3D<br>BROOKLYN, NY 11205 | NEW OWNER | 071.14-0E-019.00-CO |

KNOW ALL MEN BY THESE PRESENTS that **ALEXANDER TWERSKY AND LEYLA,KARIMLI, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 19, 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 ALEXANDER TWERSKY AND LEYLA KARIMLI, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP FROM EIGHT-NINE KING DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED DATED FEBRUARY 13, 2020 AND RECORDED ON FEBRUARY 19, 2020 IN INSTRUMENT #20200219-0018256, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

( ) unimproved
This is ( X ) improved property known as 64 Fern Avenue, Unit 13, 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.

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

Alexander Twersky

Leyla Karimli

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 Alexander Twersky and Leyla Karimli, 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