Karen Johnson Davidson County
Batch# 948747 DEEDQC
12/07/2022 10:20:27 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221207-0127540

Prepared By:
Mrs. Kelly Ryan
3431 Hickory Glen Dr
Clarksville, Tennessee 37040

After Recording Return To:
Mr. Sascha Ferkowitsch
3431 Hickory Glen Dr
Clarksville, Tennessee 37040

Tax Parcel ID #: 081-08-1A-001.00-CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 , Affiant
Subscribed and sworn before me this the
7 Day of December , 2022.
Brandi Weiss , Deputy Register

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Sascha Ferkowitsch and Mrs. Kelly Ryan ("Grantor") **whose address is** 3431 Hickory Glen Dr, Clarksville, TN 37040, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Mr. Sascha Ferkowitsch ("Grantee"), **whose address is** 3431 Hickory Glen Dr, Clarksville, TN 37040, all right, title, interest and claim to the following real estate property located at 1909A Delta Ave in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code 37208, to-wit:

Property having the following description: UNIT A HOMES ON DELTA. Land in Davidson County, Tennessee, being Unit A on the Exhibit Map of 1909 Delta Avenue Townhomes as shown on the Exhibit "B" Plat of the Declaration of Covenants, Conditions and Restrictions for Homes on Delta, a horizonal property regime with private elements and limited common elements of record in Instrument No. 20151218-0127287, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin W. Rodriguez and Karlye J. Rodriguez, husband and wife by Warranty deed from Delta Capital Management, LLC of record in Instrument No. 20160303-0095260 Register's Office for Davidson County, Tennessee dated September 08, 2016, and recorded on September 09, 2016.

Current Source of title: 20200413-0038019

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1909A Delta Avenue, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

FOR VALUABLE CONSIDERATION, in the amount of $1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN that this transfer shall be effective as of 9/20/22, and that the Grantor makes no promises as to ownership of title to the above-referenced property, but simply agrees to transfers whatever interest the grantor has in it to the Grantee.

(Grantor's Signature)

(Grantor's Signature)

Sascha Ferkowitsch
(Grantor's Printed Name)

KELLY J. RYAN
(Grantor's Printed Name)

(Grantee's Signature)

(Grantee's Printed Name)

Signed in our presence:

(Witness #1 Signature)

(Witness #2 Signature)

Candice K. McGahey
(Witness #1 Printed Name)

Eve Osborne
(Witness #2 Printed Name)

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

The foregoing Quit Claim Deed was acknowledged before me on 9/20/22 by Mr. Sascha Ferkowitsch and Mrs. Kelly Ryan, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) have executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Tracey Hendrickson

(Signature of Notary)

Tracey Hendrickson

(Printed Notary Name) Montgomery, Tennessee

My Commission expires: 10/11/22

TRACEY HENDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Grantee's Address:

Mr. Sascha Ferkowitsch and Mrs. Kelly Ryan
3431 Hickory Glen Dr.
Clarksville, TN 37040

Grantor's Address

Mr. Sascha Ferkowitsch
3431 Hickory Glen Dr
Clarksville, TN 37040

Mail Subsequent Tax Bills to:

Sascha Ferkowitsch
3431 Hickory Glen Dr.
Clarksville, TN 37040