Karen Johnson Davidson County
Batch# 966477 DEEDQC
02/02/2023 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230202-0007764

NEW OWNERS:

MARK KLEYMAN
1200 South Ocean Boulevard
Apartment 17G
Boca Raton, FL 33432

Send Tax Notice to:
SAME

Map-Parcel Number
082-14-0A-050-00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00.

Everette Parrish
AFFIANT

Sworn to and subscribed this 2nd day of February 2023.

Kellie Highfill 3/3/25
Notary Public *My Commission Expires*

KELLIE HIGHFILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2025

This instrument was prepared by:
Everette Parrish TBPR# 026518, Franklin Law PLC, P.O. Box 682422, Franklin, TN 37068-2422
615-516-3030 cell/text, 615-844-3462 fax, eparrish@law4tn.com.

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby expressly acknowledged, and for the express purpose of conveying by Quitclaim Deed to the Grantees herein, the property herein described, I, **STELLA YUNIVER**, do hereby convey to **MARK KLEYMAN**, his heirs and assigns forever, all right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a certain Condominium Apartment, being Unit 1000 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominium, a horizontal property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated as established by a Master Deed of record in Instrument 20051221-0153160, First Amendment to Master Deed recorded in Instrument 20051228-0155671, Second Amendment to Master Deed recorded in Instrument 20060518-0058640, Amendment to By Laws recorded in Instrument 20090109-0002382, Appointment of Substitute Trustee recorded in Instrument 20101129-0094655, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property as conveyed to Stella Yuniver by Warranty Deed from Don Durham, signed, and dated December 21, 2022, and recorded December 28, 2022, at Instrument Number 20221228-0132967, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

And now I, **STELLA YUNIVER**, do hereby convey to **MARK KLEYMAN**, and his heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set out above.

IN WITNESS WHEREOF, the said **STELLA YUNIVER**,

does hereby set her signature on the February day of 2/2, 2023:

STELLA YUNIVER

STATE OF Florida

COUNTY OF Hillsborough

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **STELLA YUNIVER**, the bargainer, with whom I am personally acquainted, or proved to me based on satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 2 day of February, 2023.

NOTARY PUBLIC
My Commission expires: 11/7/2026

Notary Public State of Florida
Jolene Marrero
My Commission HH 329923
Expires 11/7/2026

The street address of the herein described property is believed to be 1000 1st Avenue North, Nashville, Tennessee 37201, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument was prepared from information furnished by the Grantor herein and the preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the description.

Tennessee Certification of Electronic Document

I, Everette Parrish, 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 02/02/2023 (date of document).

Everette Parrish

Affiant Signature

02/02/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2023.

Kellie Highfill

Notary's Signature

MY COMMISSION EXPIRES: 3/3/25

NOTARY'S SEAL

