This Instrument Prepared By:

Katten Muchin Rosenman LLP
525 W. Monroe Street
Chicago, IL 60661-3693

Karen Johnson Davidson County
Batch# 966973 DEEDQC
02/03/2023 12:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230203-0008032

QUIT CLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
Nicholas K. Pontikes Gwen A. Pontikes 2206 Belmont Avenue Nashville, TN 37212	Nicholas K. Pontikes Gwen A. Pontikes 2206 Belmont Avenue Nashville, TN 37212
Map & Parcel No.: 104-16-355.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, or other such good and valuable consideration, receipt of which is hereby acknowledged, 2206 BELMONT, LLC, a Tennessee limited liability company ("Grantor"), does hereby remise, release and forever quitclaim unto Nicholas K. Pontikes and Gwen A. Pontikes, as tenants by the entirety ("Grantee"), their successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as: 2206 Belmont Avenue, Nashville, Tennessee 37212

SUBJECT TO the following Exceptions:

1. Davidson County real property taxes for the current and subsequent years, a lien, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO.'S PLAN, as recorded in Plat Book 421, Page(s) 34, in the Register's Office of Davidson County, Tennessee.

(Signature Page Follows)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of December, 2022.

GRANTOR:

2206 BELMONT, LLC,
a Tennessee limited liability company

By: _____
Nicholas K. Pontikes, Manager

WITNESSES:

Dave Adams
Print Name: _____

_____
Print Name: _____

STATE OF TN)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

_____
AFFIANT

Subscribed and sworn to before me this 31 day of December, 2022.

_____
NOTARY PUBLIC

My Commission Expires: Sept. 02, 2024 ;

JESSE KORENOSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, JESSE KORENCSKI, a Notary Public in and for said County and State, Nicholas K. Pontikes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of 2206 BELMONT, LLC, a Tennessee limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 31 day of December, 2022.

NOTARY PUBLIC

My Commission Expires: Sept. 02, 2024

JESSE KORENCSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 125 and the Southerly part of Lot No. 126 on the Plan of Belmont Land Co.'s Plan showing sub of 10 acres and re-sub of Lots 1-6 and 20-25 Ashwood Avenue East a/k/a "Belmont Heights" as shown on plat of record in Plat Book 421, Page 34 in the Register's Office of Davidson County, Tennessee, described together as follows:

Beginning on the Easterly margin of Belmont Boulevard at a point 244 feet North of the Northerly margin of Linden Avenue, being the Northwest corner of the property conveyed to Sydney Ray White, et ux, by Deed of record in Book 571, Page 309, said Register's Office; thence with said White's Northerly line, Eastwardly 186 feet, more or less, to the Westerly margin of an alley; thence with said alley Northwardly 55.5 feet, more or less, to the Southeast corner of the property conveyed to E. H. Goodman's Southerly line Westwardly 186 feet, more or less, to the Easterly margin of Belmont Boulevard Southwardly 55.5 feet, more or less, to the point of beginning.

Being the same property conveyed to 2206 Belmont, LLC, a Tennessee limited liability company, by Warranty Deed from David Stempel and Lindsy Stempel, husband and wife, of record in Instrument No. 20180516-0047017, in the Register's Office of Davidson County, Tennessee, dated May 16, 2018, and recorded on May 16, 2018.

CERTIFICATE OF AUTHENTICITY

I, Jennifer M. Finn, do hereby make an oath that I am 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 December 31, 2022.

X Jennifer M. Finn

Name: Jennifer M. Finn
Title: Company Admin
Date: February 2, 2023

STATE OF ILLINOIS
COUNTY OF COOK

Sworn to and subscribed before me on February 2, 2023, by Jennifer M. Finn.

Adam Damerow

Notary Public: Adam Damerow
My Commission Expires: 7-21-25
Phone: 646-259-1246

"OFFICIAL SEAL"
Adam Damerow
Notary Public, State of Illinois
My Commission Expires July 21, 2025