Name and Address of New Owner:
Marian Andreescu
124 S 17th Street
Nashville, TN 37206

Send Tax Bills To:
Marian Andreescu
124 S 17th Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 969660 DEEDQC
02/13/2023 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230213-0010192

This Instrument Prepared By
and return to:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 061160I002.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Flash Home Equity, LLC, a Tennessee Limited Liability Company,** "the Grantor," convey and quitclaim unto **Marian Andreescu, unmarried,** "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit B of Homes at 1304 Cardinal Avenue, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1304 Cardinal Avenue, a Horizontal Property Regime with Private Elements of record in Plat at Instrument No. 20230109-0001703, 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 a portion of the same property conveyed to Flash Home Equity, LLC, a Tennessee limited liability company by Warranty deed from Memphis Investment Properties III, LLC, a Tennessee limited liability company of record in Instrument No. 20230118-0004041 Register's Office for Davidson County, Tennessee, dated January 17, 2023 and recorded on January 18, 2023.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8 day of February, 2023.

Flash Home Equity, LLC, a Tennessee Limited Liability Company

By: _____
Marian Andreescu, Member

By: _____
Amanda Leung, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Marian Andreescu and Amanda Leung, Members of Flash Home Equity, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of Flash Home Equity, LLC, the within named bargainor, a Limited Liability Company, and that such Marian Andreescu and Amanda Leung, Members of Flash Home Equity, LLC as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Nashville, TN, this 8 day of February, 2023.

_____
Notary Signature

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

My commission expires: _____

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8 day of February, 2023.

_____
Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **February 8, 2023**.

Date

D Hardwick

Affiant Signature

February 10, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026