Karen Johnson Davidson County
Batch# 982199 DEEDQC
03/20/2023 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230320-0019606

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
Keaton A. Rye
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Makris Hospitality Group LLC 1247 Havenbrook Drive Nashville, TN 37207	Makris Hospitality Group LLC 1247 Havenbrook Drive Nashville, TN 37207	050-02-0A-309.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **IOULIA MAKRIS AND VASILIKI MAKRIS, both unmarried, as tenants in common with right of survivorship,** hereinafter called **"GRANTORS,"** hereby quitclaims and conveys unto **MAKRIS HOSPITALITY GROUP, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 309 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839, amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817 further amended by Second Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development (Annexing Section 5A Property) of record in Instrument No. 20190708-0066428 and further amended by Third Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes a Townhome Planned Unit Development (Annexing Section 5B Property) of record in Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to IOULIA MAKRIS and VASILIKI MAKRIS, both unmarried, as joint tenants with right of survivorship by Warranty Deed dated October 21, 2021 from Opendoor Property C LLC, a Delaware Limited Liability Company, recorded November 5, 2021, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 1247 Havenbrook Drive, Nashville, TN 37207.

The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer

[Signatures on following page.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10 day of March 2023.

Grantor:

Ioulia Makris

Grantor:

Vasiliki Makris

STATE OF New York
COUNTY OF Queens

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **IOULIA MAKRIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of March 2023.

Notary Public

My commission expires: 4/21/2023

GERASIMOULA ECONOMOU
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01EC6199896
Qualified in Queens County
Commission Expires April 21, 2021

STATE OF ~~TENNESSEE~~ New York
COUNTY OF Queens

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **VASILIKI MAKRIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of March 2023.

Notary Public

My commission expires: 4/21/2023

GERASIMOULA ECONOMOU
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01EC6199896
Qualified in Queens County
Commission Expires April 21, 2021

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer is $ 0

AFFIANT

Sworn to and subscribed before me, this 17th day of March, 2023

Notary Public

My Commission Expires: 1/17/27

CARRIE NORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 17, 2027

True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on 3-17-23.

Signature

3-17-23

Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

March 17, 2023

Date

My Commission Expires: Jan 17, 2027