**THIS INSTRUMENT PREPARED BY:**
**Freedom Title Services, LLC**
**135 Center Pointe Drive**
**Clarksville, TN 37040**

**MAP.GROUP.PARCEL: 117 03 0A 059.00**

**NEW OWNER:**
**PFR Estate Holdings LLC**
**1951 Strata Street**
**Chula Vista, CA 91915**

**SEND TAX BILLS TO:**
**Same as above**

Karen Johnson Davidson County
Batch# 990942 DEEDQC
04/12/2023 01:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230412-0026900

## QUITCLAIM DEED

**This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **PAIGE PETKEVICIUS and KATHLEEN L. SONNER,** by this instrument **QUITCLAIMS** all of the interest of Grantors in the hereinafter described property unto **PFR ESTATE HOLDINGS, LLC, A WYOMING LIMITED LIABILITY COMPANY**, its successors and assigns forever, the property described as follows:

LAND SITUATED IN DAVIDSON COUNTY, TN

A CERTAIN CONDOMINIUM APARTMENT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 59, ON THE PLAN OF VERSAILLES APARTMENTS, OF RECORD IN PLAT BOOK 5050, PAGE 80, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN BOOK 5171, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED AND BYLAWS ESTABLISHING VERSAILLES APARTMENTS OF RECORD IN BOOK 5168, PAGE 944, AMENDED IN BOOK 5589, PAGE 367, BOOK 5659, PAGE 641, BOOK 5667, PAGE 375, BOOK 7770, PAGE 955, AND BOOK 8434, PAGE 719, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED UNTO PAIGE PETKEVICIUS AND KATHLEEN L. SONNER BY QUITCLAIM DEED FROM PAIGE PETKEVICIUS, DATED MARCH 2, 2020, OF RECORD IN INSTRUMENT NO. 20200305-0024640, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property more commonly known as 3000 HILLSBORO PIKE UNIT 59, NASHVILLE, TN 37215.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Paige Petkevicius

PAIGE PETKEVICIUS

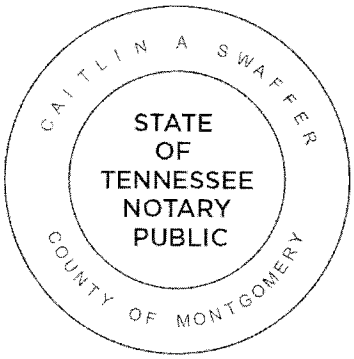
**STATE OF TENNESSEE**
**COUNTY OF MONTGOMERY**

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, PAIGE PETKEVICIUS, the bargainer with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee, this the 10th day of April, 2023.

Notary Public
My Commission Expires: 09/18/2024

Notarized online using audio-video communication




Online Notary Public
My Commission Expires
September 18, 2024

Kathleen L Sonner
KATHLEEN L. SONNER

**STATE OF TENNESSEE**
**COUNTY OF MONTGOMERY**

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, KATHLEEN L. SONNER, the bargainer with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee, this the 10th day of April, 2023.

Notary Public
My Commission Expires: 09/18/2024

CAITLIN A SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

Online Notary Public
My Commission Expires
September 18, 2024

Notarized online using audio-video communication

**STATE OF TENNESSEE**
**COUNTY OF MONTGOMERY**

The actual consideration for this transfer is none.

AFFIANT

Sworn to and subscribed before me, this 10th day of April, 2023.

Notary Public
My Commission Expires: 9/16/26

TRACEY HENDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, 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 April 10, 2023 (date of document).

Brittney Clark
Affiant Signature

April 10, 2023
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 10th day of April, 2023.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

