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

MAP.GROUP.PARCEL: 161 15 0B 047.00

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# 990953 DEEDQC
04/12/2023 01:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230412-0026911

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 N. PETKEVICIUS and KATHLEEN 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 210, TOGETHER WITH THE PRIVATE ELEMENTS APPURTENANT THERETO, ON THE PLAN OF ROSEMONTE, PHASE 2 (HEREINAFTER REFERRED TO AS THE "PLAN"), A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY MASTER DEED OF ROSEMONTE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20051117-0138877, AND FIRST AMENDMENT TO MASTER DEED OF ROSEMONTE TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20070517-0059078, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S

OFFICE. REFERENCE IS HEREBY MADE TO THE PLAN OF ROSEMONTE TOWNHOMES, SHOWN ON EXHIBIT "B" TO THE FIRST AMENDMENT TO MASTER DEED OF ROSEMONTE TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20070517-0059078, SAID REGISTER'S OFFICE FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

THIS BEING THE SAME PROPERTY CONVEYED UNTO PAIGE N. PETKEVICIUS AND KATHLEEN SONNER BY QUITCLAIM DEED FROM PAIGE N. PETKEVICIUS, DATED OCTOBER 26, 2022, OF RECORD IN INSTRUMENT NO. 20221028-0116995, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property more commonly known as 2318 ZERMATT AVE UNIT 210, NASHVILLE, TN 37211.

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 N. PETKEVICIUS

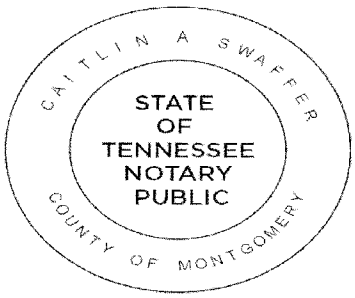
STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, PAIGE N. 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 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 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

