Karen Johnson Davidson County
Batch# 1010306 DEEDQC
06/01/2023 03:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230601-0041539

This Instrument prepared by and after recording return to:

SPENCER FANE BONE MCALLESTER (app)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
Fractal Estates, LLC **608 Freedom Court** **Nashville, Tennessee 37209**	**New Owner**	**071-14-OE-014.00-CO**

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **IJAGHA EME and MARIA LYNES,** husband and wife, and **ANDREW MARSHALL**, a single man (collectively, "Grantor") by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **FRACTAL ESTATES, LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") as more particularly described in **Exhibit A**, attached hereto and incorporated herein as referenced.

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 50 Fern Avenue, Nashville, Davidson County, Tennessee 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. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page for Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 9th day of February 2023.

GRANTOR:

Ijagha Eme

Maria Lynes

STATE OF Tennessee)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared, **Ijagha Eme**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of February 2023.

Notary Public

My Commission Expires: 10/21/2025

ALICIA HUNT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-21-2025

***

STATE OF Tennessee)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared, **Maria Lynes**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of February 2023.

Notary Public

My Commission Expires: 10/21/2025

ALICIA HUNT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-21-2025

[Signature page for Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 9th day of February 2023.

GRANTOR:

Andrew Marshall

STATE OF Tennessee)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared, **Andrew Marshall**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of February 2023.

Alicia Hunt
Notary Public

My Commission Expires: 10/21/2025

ALICIA HUNT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-21-2025

***

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Andrea P. Perry
AFFIANT

Subscribed and sworn to before me,
this 31 day of ~~February~~ May 2023.

NOTARY PUBLIC

NOAH R. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01-11-2026

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being Unit 14, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Sky at Fern, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160830-0090887, as amended in Instrument No. 20170913-0093673 and Instrument No. 20180808-0078087 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 the same property conveyed to Joshua George Nicholls, an unmarried man by Warranty deed from Eight-Nine King Development, LLC, a Tennessee limited liability company of record in Instrument No. 20190718-0070582 Register's Office for Davidson County, Tennessee, dated July 15, 2019, and recorded on July 18, 2019.

Being the same property conveyed to Ijagha Eme and Maria Lynes, husband and wife, and Andrew Marshall, a single man, by deed, of record, in Instrument No. 20221129-0125016, Register's Office for Davidson County, Tennessee.

The conveyance, however, is subject to any and all easements and rights-of-way of public record and to restrictions of record, if any.

This is improved property known as 50 Fern Avenue, Nashville, Tennessee 37207.

CERTIFICATE OF AUTHENTICITY

I, Andrea Perry, 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 9, 2023 (date of document).

Affiant Signature

5/31/2023
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 31st day of May, 2023.

Natalina D. Eckerman
Notary's Signature

My Commission Expires: September 7, 2026

NATALINA D. ECKERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026