Karen Johnson Davidson County
Batch# 1021389 DEEDQC
06/30/2023 02:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230630-0050277

File No: 2000033007
Grantor's Loan No. 7045664

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Michael Joseph Goldberg and **Anne Rachel Levy**, 1810A Tammany Dr, Nashville, TN 37216

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 072 12 0D 001.00

QUITCLAIM DEED

SMG Realty GP, LLC, ("Grantor"), of **1810A Tammany Dr, Nashville, TN 37216**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Michael Joseph Goldberg** and **Anne Rachel Levy,** husband and wife as tenants by the entirety ("Grantee"), whose tax mailing address is **1810A Tammany Dr, Nashville, TN 37216,** with quitclaim covenants, the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO 1810A ON THE PLAN OF 1810 TAMANNY DRIVE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN EXHIBIT "C" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AT INSTRUMENT NO. 20151008-0102958, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Assessor's Parcel No: 072 12 0D 001.00

Commonly known as: 1810A Tammany Dr, Nashville, TN 37216

BEING THE SAME PROPERTY CONVEYED TO SMG REALTY GP, LLC FROM BARLOW BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 05/23/2016, RECORDED 06/01/2016, DEED INSTRUMENT #20160601-0055276, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 6-21, 2023

SMG Realty GP, LLC

By: _____

Name: Michael Goldberg

Its: Managing Member

By: _____

Name: Rachel Levy

Its: Managing Member

STATE OF California
COUNTY OF Los Angeles

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Michael Goldberg** and **Rachel Levy** as Managing Members on behalf of **SMG Realty GP, LLC**, personally known to me or has produced A VALID ID as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21 day of JUNE, 2023.

_____
Notary Public

CLAUDIO SERRA
Notary Public - California
Los Angeles County
Commission # 2391281
My Comm. Expires Feb 15, 2026

STATE OF California
COUNTY OF Los Angeles

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me on this the 21 day of June, 2023.

Notary Public

My Commission Expires: 02/15/2026

SEAL

CLAUDIO SERRA
Notary Public - California
Los Angeles County
Commission # 2391281
My Comm. Expires Feb 15, 2026

Tennessee Certification of Electronic Document

I, Amy Cox, 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 06/21/2023 (date of document).

Affiant Signature

06/26/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 26 day of JUNE, 2023.

Notary's Signature

MY COMMISSION EXPIRES 12-14-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2025
Commission Number 1411282