Karen Johnson Davidson County
Batch# 1031594 DEEDQC
07/27/2023 11:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230727-0057974

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

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel No.:
21st Ave North 307, LLC a Tennessee limited liability company 801 Hillview Heights, #211 Nashville, TN 37204	New Owner	092-07-0I-307.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **ZACHARY KOFFLER, unmarried,** hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **21st Ave North 307, 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. 307, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483 and amended in Instrument Numbers 20190712-0068003, 20191007-0102697, and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.
>
> Being the same property conveyed to Zachary Koffler, unmarried, by Warranty Deed dated December 30, 2019 from The 1865 Condominiums, LLC, a Tennessee limited liability company, in Instrument Number 20200102-0000452, in the Register's Office of Davidson County, Tennessee.

Notice is hereby given that this conveyance is a transfer to an entity wholly owned by a trustee of a Tennessee Investment Services Trust, and such conveyance is intended to be a qualified disposition pursuant to TCA Sec. 35-16-101, et. seq.

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

This is improved property known as 610 21st Avenue North #307, Nashville, TN 37203.

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 26 day of July, 2023.

Grantor:

Zachary Koffler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Zachary Koffler**, 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 26 day of July, 2023.

Notary Public

My commission expires: 1/20/2025

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 20, 2025

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ -0-.

AFFIANT

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

Notary Public

My Commission Expires: 1/20/2025

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 20, 2025

True Copy Certification

I, Robert C. Ashworth, 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 July 27, 2023

Signature

7/21/2023
Date

State of Tennessee
County of Williamson

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

Notary Public

July 21, 2023
Date

My Commission Expires: January 20, 2025

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2025