Karen Johnson Davidson County
Batch# 1037258 DEEDQC
08/11/2023 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230811-0062390

QUITCLAIM DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 6/6/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville. TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
421 Elysian Fields Rd LLC (NAME)	**New Owner** (NAME)	
7717 Narrows Avenue (ADDRESS)	7717 NARROWS AVENUE (ADDRESS)	**133 14 0C 002.00**
Brooklyn, NY 11209 (CITY) (STATE) (ZIP)	BROOKLYN, NY 11209 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

JOHN EDWARD JOHANSEN AND NANCY JOHANSEN, HUSBAND AND WIFE, AND CHRISTIAN JOHANSEN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

421 ELYSIAN FIELDS RD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT. 2 OF HOMES AT 421 ELYSIAN FIELDS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING HOMES AT 421 ELYSIAN FIELDS, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20201218-0150535, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO JOHN EDWARD JOHANSEN AND NANCY JOHANSEN, HUSBAND AND WIFE, AND CHRISTIAN JOHANSEN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM SYNERGY ONE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20220628-0074014, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM 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.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: **421 Elysian Fields Rd. #2, Nashville, TN 37211**

Witness our hands this the 10th day of August, 2023.

John Edward Johansen

Nancy Johansen

Christian Johansen

STATE OF NY)
COUNTY OF Kings)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Edward Johansen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of August, 2023.

Notary Public
My Commission Expires:

AVNER BAR-AM
Notary Public, State of New York
No. 01BA6106502
Qualified in Kings County
Commission Expires March 8, 2024

STATE OF NY)
COUNTY OF Kings)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy Johansen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of August, 2023.

Notary Public
My Commission Expires:

AVNER BAR-AM
Notary Public, State of New York
No. 01BA6106502
Qualified in Kings County
Commission Expires March 8, 2024

STATE OF NY)
COUNTY OF Kings)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christian Johansen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of August, 2023.

Notary Public
My Commission Expires:

AVNER BAR-AM
Notary Public, State of New York
No. 01BA6106502
Qualified in Kings County
Commission Expires March 8, 2024

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **August 10, 2023**.

Date

Affiant Signature

August 11, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **11** day of **August**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)