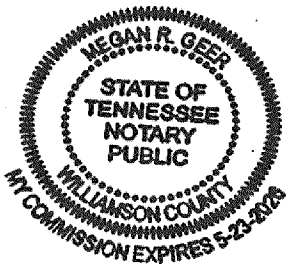
Karen Johnson Davidson County
Batch# 1039438 DEEDQC
08/17/2023 11:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230817-0064235

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/23/2026

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
18A Fern Ave LLC (NAME)	**NEW OWNER** (NAME)	**071140T00100CO**
18A Fern Avenue Nashville, Tennessee 37207 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 21st day of June, 2023, the undersigned, **SKYVIEW PROPERTY GROUP LLC AND SCARLETT INVESTMENTS LP** (hereinafter collectively referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **18A FERN AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON COUNTY, TENNESSEE** having an address of **18A FERN AVENUE, NASHVILLE, TENNESSEE 37207** and more particularly described as follows:

Land in Davidson County, Tennessee and being known as Unit A Fern Avenue on the plan of the Master Deed for 18 Fern Avenue Town homes of record as Instrument Number 20180321-0026624, Register's Office of Davidson County, Tennessee with the placement of units as shown on Exhibit B therein, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Scarlett Investments LP, a Tennessee Limited Partnership, by Warranty Deed from Skyview Property Group LLC, a Tennessee

Limited Liability Company, dated the 24th day of August, 2021, and recorded on the 31st day of August, 2021, as Instrument Number 20210831-0117369, of record in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 18A Fern Avenue, Nashville, Tennessee 37207.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 21st day of June, 2023.

GRANTOR: SKYVIEW PROPERTY GROUP LLC

BY: JEREMY PEWITT
TITLE: Member of Skyview Property Group LLC

BY: MICA PEWITT
TITLE: Member of Skyview Property Group LLC

GRANTOR: SCARLETT INVESTMENTS LP

BY: ANDREW SCARLETT
TITLE: Authorized Signer of Scarlett Investments LP

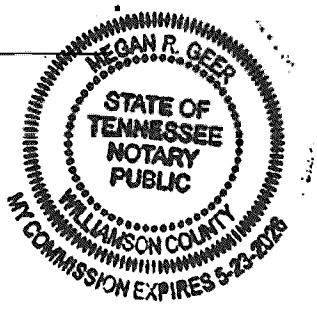
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JEREMY PEWITT AND MICA PEWITT, THE MEMBERS OF SKYVIEW PROPERTY GROUP LLC**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 21st day of June, 2023.

M. [illegible]
Notary Public

5/23/2026
My Commission Expires



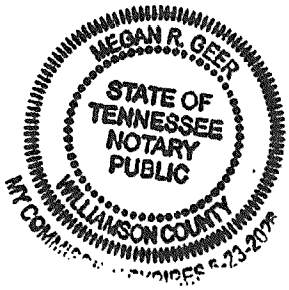
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ANDREW SCARLETT, THE AUTHORIZED SIGNER FOR SCARLETT INVESTMENTS LP**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 21st day of June, 2023.

M. [illegible]
Notary Public

5/23/2026
My Commission Expires



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth N. Cline, 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 it a true and exact copy of the original document executed and authenticated according to Tennessee law on 06/21/2023 (date of document).

Affiant Signature

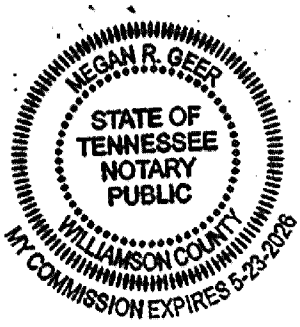
Date: 07/06/2023

State of TENNESSEE)
County of DAVIDSON)

Sworn to and subscribed before me this 6th day of July, 2023.

Notary Public

5/23/2026
My Commission Expires



☐ This document was executed via remote online notarization pursuant to T.C.A § 8-16-301 ***et seq.*** (only applies if checked).

This document was produced in compliance with Tenn. Code Ann. § 64-24-101(d)(1)-(3).
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