Karen Johnson Davidson County
Batch# 1056030 DEEDQC
10/02/2023 09 38 22 AM 2 pgs
Fees $12 00 Taxes $0 00
20231002-0076963

Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

STATE OF Texas
COUNTY OF Bexar

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 27th **day of** Sept, **2023.**

QUENTEN WILLIAMS
Notary Public, State of Texas
My Comm. Exp. 02-23-2027
ID No. 13421823-8

Notary Public
My commission expires: 02/23/27

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ellava Holdings LLC	New Owner	071-16-0G-004.00
17214 Fawn Crossing Drive		
San Antonio, TX 78248		

QUITCLAIM DEED

For and in consideration of the sum of zero dollars & no/100 ($0.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy Tweed and Samin Pezeshk,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Ellava Holdings LLC, a Texas limited liability company,** Grantee(s), their heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

> Land in Davidson County, Tennessee, being known and designated as Unit No. 4 of Monty at Cleveland Park Homeowners Association, a Horizontal Property Regime with Private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions as establishing Monty at Cleveland Park Homeowners Association, a Horizontal Property Regime of record as Instrument No. 20200109-0003078, and Instrument No. 20201116-0134725, Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being the same property conveyed to Jeremy Tweed and Samin Pezeshk by Warranty Deed from Hidden Valley Homes, LLC, a Tennessee limited liability company, dated December 22, 2021 of record as Instrument No. 20211223-0169807, Register's Office for Davidson County, Tennessee.

This property is improved property known as: **1308 Montgomery Avenue, Unit 1, Nashville, TN 37207.**

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 27th day of September, 2023.

Jeremy Tweed

Samin Pezeshk

STATE OF Texas
COUNTY OF Bexar

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jeremy Tweed and Samin Pezeshk**, the within named bargainor(s), 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 27th day of Sept, 2023.

Notary Public

My commission expires: 02/23/27

QUENTEN WILLIAMS
Notary Public, State of Texas
My Comm. Exp. 02-23-2027
ID No. 13421823-8