Karen Johnson Davidson County
Batch# 1065498 DEEDQC
10/27/2023 09:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231027-0084100

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37894-10-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 27 day of October, 2023. Notary Public My Commission Expires: 7/7/27

CLAIRE H. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Fernando P. Polack 807 18th Ave. S #212 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information Map and Parcel No.: 092160C21200CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Mariana Paula Levy, formerly known as Mariana P. Levy-Polack, unmarried** ("Grantor"), does hereby quitclaim, transfer and convey unto **Fernando P. Polack, unmarried** ("Grantee"), his heirs and assigns of all her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 807 18th Avenue South #212, Nashville, TN, 37203.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of October, 2023.

Signed with Stavvy:
Mariana Paula Levy
PqKQZI7ZR7

Mariana Paula Levy, formerly known as Mariana P. Levy-Polack

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned authority, on this day virtually appeared Mariana Paula Levy, formerly known as Mariana P. Levy-Polack, proved to me through government ID, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration there in expressed. This notarial act was an online notarization.

Given under my hand and seal of office this 26 day of October, 2023.

Signed with Stavvy:
Leslie Hayes
RRaQkUzYk

Notary Public

NOTARY SEAL

LESLIE HAYES
State Of Tennessee Notary Public
County of Williamson
My Commission Expires October 10, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

DIGITAL CERTIFICATE

10/10/2026

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 212, 807 Eighteenth Avenue, as established under Master Deed in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Rerecorded in Instrument No. 20060109-0003220, Instrument No. 20051123-0142078 and Instrument No. 20070509-0055940, as further described on Plan of record attached to said Master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Parking Space #11 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Fernando P. Polack and Mariana P. Levy-Polack, Husband and Wife, by Warranty Deed from Ted B. Clark, Unmarried, of record in Instrument No. 20090306-0020313, in the Register's Office of Davidson County, Tennessee, dated March 03, 2009 and recorded on March 06, 2009. The said Fernando P. Polack and Mariana P. Levy-Polack having since divorced.

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/26/23 (date of document).

Affiant Signature

10/26/23
Date

State of Tennessee

County of Davidson

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

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

