Karen Johnson Davidson County
Batch# 1076365 DEEDQC
11/29/2023 10:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231129-0092018

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Victor Petropoulos Affiant Subscribed and sworn to before me, this 9th day of December, 2019. Julia C. Hunt Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEPT. 7, 2020
JEFFREY MOBLEY Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444 (615) 627-4448 fax jeff@howardmobley.com	

Address of new owner:	Send Tax Bills to:	Map-Parcel Number
Victor Petropoulos, Trustee 2029 Emery Lane Franklin, TN 37064	SAME	Map 133-14 Parcel 004

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Victor Elysian Fields, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Victor Petropoulos, Trustee of the 505 Elysian Fields Trust,** hereinafter called the Grantee, and the Grantee's successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, all of the Grantor's right, title and interest in and to

real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Jane S. Petropolous, who was the sole member of Victor Elysian Fields, LLC, died on February 7, 2018. Her two children, Victor Petropolous and Athena Petropolous, are the duly-appointed Executors of her estate.

WITNESS our hands this 9th day of December, 2019.

VICTOR ELYSIAN FIELDS, LLC

By: ESTATE OF JANE S. PETROPOLOUS

Victor Petropoulos

Victor Petropoulos, Executor

Athena Petropoulos

Athena Petropoulos, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Petropoulos, Executor, the 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 9th day of December, 2019.

Julia C. Hunt

Notary Public

My Commission Expires:

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

STATE OF TEXAS)
COUNTY OF Travis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Athena Petropoulos, Executor, the 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 14th day of ~~December, 2019.~~ November, 2023.

Emma Nicole Newitt
Notary Public

My Commission Expires: 01/26/2026

EMMA NICOLE NEWITT
Notary Public, State of Texas
Comm. Expires 01-26-2026
Notary ID 133552948

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 14 on the Plan of Abbay Hall Subdivision, Section I, as of record in Plat Book 2331, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning at a point in the west margin of Abbay Drive, at the corner of Lots Nos. 14 and 45; thence with the line between said lots westwardly 128.6 feet to the common corner of Lots 14, 45, and 15; thence with the line between lots 14 and 15 northwardly 132 feet to a point in the south margin of Trousdale Drive; thence with the margin of the same, eastwardly 99.2 feet to a point, the beginning of a curve; thence southeastwardly around said curve 39.5 feet to a point in the west margin of Abbay Drive; thence with the margin of the same, and the curve of the same 94.7 feet to the point of beginning.

Being the same property conveyed to Victor Elysian Fields, LLC, a Tennessee Limited Liability Company, by deed of record as Instrument No. 20130429-0042072, Register's Office for Davidson County, Tennessee.

This is improved property known as 505 Elysian Fields, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 November 14, 2023.

11/28/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of November, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024