REGISTER'S USE ONLY:	OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.
Karen Johnson Davidson County Batch# 1093793 DEEDQC 01/24/2024 01:24:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20240124-0004802	Madi McNeil AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 8th DAY OF November, 2023. SEAL NOTARY PUBLIC COMMISSION EXPIRES:

MEGAN PRINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 10, 2024

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	NEW OWNER:
Foundation Title & Escrow Commercial Services Division 277 Mallory Station Rd., Suite 102 Franklin, TN 37067	Pola Ghatas 5160 Rice Road, Apt. 367 Antioch, TN 37013	Pola Ghatas 5160 Rice Road, Apt. 367 Antioch, TN 37013

QUITCLAIM DEED
(Upon Dissolution of Tennessee Limited Liability Company)

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 8th day of November, 2023 between ROYAL ESTATE PROPERTIES, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and POLA GHATAS (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being Lot No. 13 in W. S. Settle's Subdivision of certain lots in North Nashville Real Estate Company's Plan, as shown on a map of record in Book 57, Page 71, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Said Lot No. 13 fronts 50 feet wide on the west side of Nassau Street and runs back between parallel lines 155 feet to an alley.

Being the same property conveyed to Royal Estate Properties, LLC by Warranty Deed from Monroe Smith, Aurthedness Smith and Alisha Smith as the heirs at law of Joann Smith, deceased, dated May 24, 2021 and filed June 1, 2021 of record in Instrument No. 20210601-0073093, in the Register's Office of Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES: Pola Chatas is the sole member of Royal Estate Properties, LLC, a Tennessee Limited Liability Company, administratively dissolved by the Tennessee Secretary of State.

TAX PARCEL # 081 12 2B 001.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1703 Nassau Street, Nashville, TN 37208.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

ROYAL ESTATE PROPERTIES, LLC,
a Tennessee Limited Liability Company

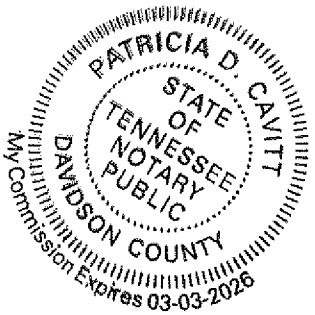
BY: _____
Pola Ghatas, Sole Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Pola Ghatas, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Sole Member of ROYAL ESTATE PROPERTIES, LLC, a Tennessee Limited Liability Company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 8 day of November, 2023.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, Tonya Loftin, 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 11/8/2023.

Date

Tonya Loftin
Affiant Signature

January 22, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of January, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)