Karen Johnson Davidson County
Batch# 1095256 DEEDQC
01/29/2024 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240129-0005953

Name and Address of New Owner:
Elysian Fields, LLC
420 Elysian Fields Road, Apt. C3
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 133-14-0A-064-00

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 legal sufficiency of which are hereby irrevocably acknowledged, **Baylee Greenberg, unmarried,** "the Grantor," convey and quitclaim any interest they have unto **Elysian Fields, LLC a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. E-6 of The Village of Grassmere formerly Oakcrest Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 413 and established by the Master Deed of record in Book 5884, page 960 amended and restated in Book 9559, page 939, Instrument No. 20041102-0131823, Instrument No. 20060630-0078687 and Instrument No. 20070301-0025595, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

~~Being the same property conveyed to Baylee Greenberg by Warranty Deed from~~ Charles S. Melton, Trustee of the Josephine G. Melton Trust dated December 15, 2014 and of record as Instrument No. 20240102-0000153 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charles S. Melton, Trustee of the Josephine G Melton Trust dated December 15, 2014 by Quitclaim Deed dated February 14, 2018 from Charles Steven Melton, married, recorded February 15, 2018 in Instrument No. 20180215-0015009 in the Register's Office.

Being the same property conveyed to Charles Steven Melton by Warranty Deed from Ryan S. Barnstead, a single man, dated August 29, 2017, of record in Inst. No. 20170830-0089306, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 29th day of December, 2023.

Baylee Greenberg by Brooke Greenberg, attorney in fact (SEAL)

Baylee Greenberg by Brooke Greenberg, Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brooke Greenberg, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Power of Attorney for Baylee Greenberg, the within named bargainor, and she as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Baylee Greenberg by herself as Attorney in Fact.

WITNESS my hand and official seal this 29th day of December, 2023.

Notary Public
My commission expires: _____

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 29th day of December, 2023.

Notary Public
My commission expires: _____

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

File # 2023-6538-RS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/29/23 (date of document).

Regina Sullo
Affiant Signature

01/29/24
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 29 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

