Karen Johnson Davidson County
Batch# 1112059 DEEDQC
03/18/2024 02:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240318-0018543

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Jeffrey Sarubbi** ("Grantor"), an unmarried man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Sarubbi Enterprises, LLC,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Certain unit located in Davidson County, Tennessee, being Unit No. 16 of 1010 28th Ave N Commons, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property At as the same se set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1010 28th Ave N Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210929-0131095, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Jeffrey Sarubbi, an unmarried man, by virtue of that certain Warranty Deed dated January 23, 2024, and being of record at Instrument No. 20240124-0004760 in the Register's Office of Davidson County, Tennessee.

For information purposes only: 1010 28th Ave N, Nashville, TN, 37208

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I have executed this instrument the 18 day of **March, 2024.**

Jeffrey Sarubbi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Jeffrey Sarubbi**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of **March, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARL ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

Johnny Kelley
AFFIANT

SUBSCRIBED AND SWORN before me this the 18 day of **March, 2024.**

NOTARY PUBLIC

CARL ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 1-6-25

PROPERTY ADDRESS: **1010 28th Ave N**
Nashville, TN 37208

TAX PARCEL NO.: **092-02-0M-016.00-CO**

PROPERTY OWNER: **Sarubbi Enterprises, LLC**
OWNER'S ADDRESS: 9217 Brushboro dr
Brentwood TN 37027

MAIL TAX BILLS TO: **Sarubbi Enterprises, LLC**
9217 Brushboro Dr.
Brentwood, TN 37027

Certificate of Authenticity

I, Holly A. Mason, 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 March 18, 2024.

Affiant Signature

3/18/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of March, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026