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Karen Johnson Davidson County
Batch# 1158663 DEEDQC
07/16/2024 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240716-0053575

RECORD AND RETURN TO:
Sultana Ave.,LLC
2209 Sultana Ave..
Nashville, TN 37207

QUITCLAIM DEED

Safid Bakar
Notary Public - State of New York
No. 01BA0008666
Qualified in Suffolk County
My Commission Expires May 25, 2027

This electronic notarial act involved a remote online appearance involving the use of communication technology.

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF ~~DAVIDSON~~ SUFFOLK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Laura Rose Breeskin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of JULY, 2024.

Safid Bakar
NOTARY PUBLIC

My commission expires: 5/25/2027

THIS INSTRUMENT PREPARED BY:
Jennifer Pennell, 580 Franklin Road, Suite 203, Franklin, TN 37069

Sultana Avenue, LLC 2209 Sultana Ave. Nashville, TN 37207	SEND TAX BILLS TO: Same as Address of New Owner	MAP-PARCEL NUMBERS 071-03-0-145.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Laura Rose Breeskin, an individual ownership,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Sultana Avenue, LLC, a ~~Tennessee~~ Washington state limited liability company,** hereinafter called the Grantee(s), their heirs and assigns forever, as tenants in common, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the southerly 70 feet of Lots No. 155 and 156 on the Plan of J.L. Haynies Original Plat, of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said part of Lot No. 155 fronts 70 feet on the easterly side of Sultana Avenue, and together with part of Lot No. 156 extends back between parallel lines with the northerly margin of an alley, 200 feet to the westerly line of Lot No. 157.

Being the same property conveyed to Laura Rose Breeskin, an individual ownership, from Sultana Avenue, LLC, a Tennessee limited liability company, by Quitclaim Deed dated February 7, 2022 and recorded February 23, 2022 in Instrument #20220223-0020431, said Register's Office.

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WITNESS MY HAND, this 3rd day of July, 2024.

Grantor

Laura Rose Breeskin

Laura Rose Breeskin

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF ~~DAVIDSON~~ SUFFOLK

Personally appeared before me, a Notary Public, Safid Bakar, **Laura Rose Breeskin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 3 day of JULY, 2024.

Safid Bakar
Notary Public - State of New York
No. 01BA0008666
Qualified in Suffolk County
My Commission Expires May 25, 2027

Safid Bakar

Notary Public

Safid Bakar

Printed Notary Name

My commission expires: 5/25/2027

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TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 **July 3, 2024** (date of document).

Jennifer L. Pennell

July 16, 2024

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **16** day of **July**, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

