This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-9116-CC

Karen Johnson Davidson County
Batch# 1182511 DEEDQC
09/17/2024 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240917-0071992

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kristi Virden
Affiant

Subscribed and sworn to before me, this the 17th day of September, 2024.

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Fjoralba Qirilla 323 Timberway Cir. Nashville, TN 37214	New Owner	108.07-0B108.00C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Kristi L. Qirilla, a married man** and Fjoralba Qirilla, a married woman** ("Grantor") do/does hereby quitclaim and convey unto **Fjoralba Qirilla, a married woman** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, TN, Being Unit No. H-108 on the Plan of Timber Lake Condominiums, Created under Title 66, Chapter 27, Section 101, et seq.. as amended, Tennessee Coda Annotated and established by Master Deed of record in Book 6549, Page 475 and by Instrument of Clarification at Book 6561, Page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timberlake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete and accurate legal description of such Unit.

Being the same property conveyed to Kristi L. Qirilla, a married man and Fjoralba Qirilla, by Quit Claim Deed from Kristi L. Qirilla, a married man, of record as Instrument 20210805-0105611, Register's Office, for Davidson County, Tennessee.

** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **323 Timberway Circle, Nashville, TN 37214**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of September, 2024.

GRANTOR:

Kristi L. Qirilla

Fjoralba Qirilla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Kristi L. Qirilla and Fjoralba Qirilla Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of September, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 9/17/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9/17/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th **day of** September, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028