Karen Johnson Davidson County
Batch# 1187039 DEEDQC
09/27/2024 08:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240927-0074834

THIS INSTRUMENT PREPARED BY:

T McKee Law PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this 26th day of September, 2024.

Notary Public
My Commission Expires: 2/29/28

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Abels Capital Investments, LLC 932B CAHAL AVE NASHVILLE, TN 37206-3305 US	Abels Capital Investments, LLC 932B CAHAL AVE NASHVILLE, TN 37206-3305 USA	091 11 0 017.00
	New Owner	

PORTIA L BOELTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Alexander and Lauren Abels,** (the "Grantors"), have bargained and sold, and do hereby transfer and convey all right, title and interest in the property more particularly described in Exhibit A (the **"Property")** attached hereto and incorporated herein by this reference, **located in Davidson County, Tennessee, unto Abels Capital Investment LLC,** a Tennessee corporation (the "Grantee"), and its successors and assigns.

This is improved property known as: 5403 Georgia Avenue Nashville, TN 37209

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of September 26 2024.

GRANTORS:

Alexander Abels

Gaurav Abels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Portia L. Boelter of the state and county aforementioned, personally appeared Alexander Abels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence and that such person executed the foregoing instrument for the purposes therein contained, by personally signing.

Witness my hand and seal, at office, this 26th day of September 2024.

Notary Public

PORTIA L BOELTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2/29/28

Portia L. Boelter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Portia L. Boelter of the state and county aforementioned, personally appeared Gaurav Abels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence and that such person executed the foregoing instrument for the purposes therein contained, by personally signing.

Witness my hand and seal, at office, this 26th day of September 2024.

Notary Public

PORTIA L BOELTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2/29/28

Portia L. Boelter

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, and being lot No. 50 on the Revised Plan of Morrow Meadows, Section One, as of record in Book 2083, Page 105, Register's Office for said County, described as follows:

BEGINNING on the Southerly margin of Georgia Avenue at the corner of lots Nos. 49 and 50; thence with the line between said two lots, Southeastwardly 104.93 feet to the Northerly line of lot No. 48; thence with said line, Eastwardly 11.93 feet to a corner of lot No. 33; thence with the Northwesterly line of said lot No. 33, North-Eastwardly 49.89 feet to the corner of lots Nos. 32 and 50; thence with the line between lots Nos. 32 and 50, Northwestwardly 100 feet to the Southerly margin of Georgia Avenue; thence with said Avenue, Southwestwardly 60 feet to the beginning.

BEING the same property that was conveyed by Indenture, on the 23rd day of December, 2019 from Dennis C. Orman, resident of Davidson County, Tennessee ("Grantor") to Alexander Abels and Lauren Abels, residents of Davidson County, Tennessee (collectively "Grantee");

BEING the same property conveyed to **Dennis C. Orman** and wife, **Nora Ruth Orman** by Warranty Deed from **William E. Longworth** and wife, **Margaret B. Longworth** of record in Book 2745, Page 39 in the Register's Office for Davidson County, Tennessee, dated April 10, 1958 and recorded on April 15, 1958. Nora Ruth Orman died on or about April 15, 2018, leaving Dennis C. Orman the surviving tenant by the entirety.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Sep 11, 2024 (date of document).

Affiant Signature

09/13/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of September, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

