Karen Johnson Davidson County
Batch# 1190770 DEEDQC
10/07/2024 10:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241007-0077717

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Stacy Jacalr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF ~~SEPTEMBER~~ October, 2024.

Laura Elizabeth Mathis
Notary Public

COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Borough Capital Partners LLC	New Owner	142 15 0A 030.00
(Name) 8905 Matlack St, Apt 307		
(Address) West Chester, PA 19382		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Cavan Joseph Crowley, an unmarried man, Samuel Cronin DiOrio, an unmarried man and James William Fotos, an unmarried man, hereinafter referred to as the Grantors, hereby quitclaim to Borough Capital Partners LLC, a Delaware limited liability company its successors and assigns forever, all of their right, title and interest which said Grantors have in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Unit No. 30, on the Plan of First Revision Bellvue Manor Condominiums, as established by Master Deed of record in Book 5520, Page 203, and as shown on the plan of record in Book 5200, Page 231, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cavan Joseph Crowley, an unmarried man, Samuel Cronin DiOrio, an unmarried man and James William Fotos, an unmarried man, as joint tenants with the right of survivorship by Warranty Deed from Elizabeth A. Hart, a single woman recorded in Instrument No. 20230720-0056132, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said Cavan Joseph Crowley and Samuel Cronin DiOrio and James William Fotos have hereunto set their signatures, on this, the 19 day of September, 2024.

Cavan Joseph Crowley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Cavan Joseph Crowley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of September, 2024.

Notary Public

My Commission Expires: 09/25/2026.

DENNIS BUKENYA
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES SEPTEMBER 25, 2026

Samuel Cronin Diorio

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Samuel Cronin Diorio, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of September, 2024.

Notary Public

My Commission Expires:

IN WITNESS WHEREOF, the said Cavan Joseph Crowley and Samuel Cronin DiOrio and James William Fotos have hereunto set their signatures, on this, the _____ day of September, 2024.

_____
Cavan Joseph Crowley

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Cavan Joseph Crowley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of September, 2024.

_____
Notary Public

My Commission Expires:

_____
Samuel Cronin Diorio

STATE OF Delaware

COUNTY OF New Castle

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Samuel Cronin Diorio, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of September, 2024.

_____
Notary Public

My Commission Expires: July 20, 2026

JULIE TANG
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires July 20, 2026

James William Fotos

STATE OF New York

COUNTY OF New York

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State James William Fotos, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of September, 2024.

Notary Public

My Commission Expires: 09/06/2027

JULITA KURPINSKA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KU6248025
Qualified in Nassau County
My Commission Expires 09-06-2027

Certificate of Authenticity

I, Amanda Maynor, 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

September 19, 2024.

Date

Affiant Signature

October 7, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of October, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON