Karen Johnson Davidson County
Batch# 1207362 DEEDQC
11/21/2024 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241121-0090744

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 14 day of November, 2024. Notary Public My Commission Expires: 11/2/2026

QUITCLAIM DEED

Address New Owner: 64 Fern Ave 13, LLC, 64 Fern Avenue #13, Nashville, TN 37207	Send Tax Bills to: New Owner 129 Southwind Run Spring Hill, TN 37174	Map Parcel No. 071-14-0E-019-00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD ELLSWORTH** ("Grantors"), by these presents, does hereby quitclaim and convey unto **64 FERN AVE 13, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** and his heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit 19, Together with Common Areas, as Established by Declaration of Covenants, Conditions and Restrictions for Sky at Fern, a Horizontal Property Regime with Private Elements of Record as Instrument No. 20160830-0090887, as Amended in Instrument No. 20170913-0093673 and Instrument No. 20180808-0078087 and Instrument No. 20190410-0032695 and Being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more Complete description of the Property.

Being the same property conveyed to Monkot, LLC by Deed dated October 1, 2022 from Alexander Twersky and Leyla Karimli, as joint tenants with rights of survivorship, recorded October 7, 2022, in Instrument Number 202210070110616, in the Official Records of Davidson County, Tennessee.

Being the Same Property Conveyed to Edward Ellsworth from Monkot, LLC by Warranty Deed in Instrument No 20241113-0088492 **Register's Office for Davidson County, Tennessee.**

This is improved property known as: **64 Fern Avenue #13, Nashville, TN 37207**

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

EDWARD ELLSWORTH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **EDWARD ELLSWORTH**, 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, at office, this 14 day of November, 2024.

Notary Public
My commission expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 11/19/2024 (date of document).

Affiant Signature

11/19/2024
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

