Karen Johnson Davidson County
Batch# 1221828 DEEDWARR
12/31/2024 08:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241231-0101287

File No: TN2404957R
Grantor's Loan No. _____

After Recording, Send to:
Novare National Settlement Service, LLC
3180 Curlew Rd., Suite 108
Oldsmar, FL 34677

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Beaver Street, LLC, 4117 Hillsboro Pk, Suite 103-2, Nashville, TN 37215

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 10510014000

QUITCLAIM DEED

Fortuitous, LLC, ("Grantor"), of 5110 Maryland Way, Ste. 120, Brentwood, TN 37027, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Beaver Street, LLC,** ("Grantee"), whose tax mailing address is 4117 Hillsboro Pk, Suite 103-2, Nashville, TN 37215 with quitclaim covenants, the following described real estate in the County of Davidson and State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 821 Acklen Ave Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions for 821 Acklen Ave Townhomes, a Horizontal Property Regime with Private Elements, at Instrument No. 20230524-0039229, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel ID: 10510014000

Property Address is: 821B Acklen Avenue, Nashville, TN 37203

Being the same property conveyed to Fortuitous, LLC, from KEVEN L. LAMB, EXECUTOR, THE ESTATE OF VENSIVE LOPEZ LAMB SR., by Warranty Deed recorded on 11/16/2022 as Instrument No. 20221116-0122167 in the Register's Office of Davidson County, Tennessee.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on December 27, 2024:

Fortuitous, LLC

By: _____
Name: Andrew Levitre
Its: Member

By: _____
Name: Kaitlin Levitre
Its: Member

STATE OF New York
COUNTY OF Erie

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Andrew Levitre** and **Kaitlin Levitre** as Members on behalf of **Fortuitous, LLC**, personally known to me or has produced TN driver license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27 day of Dec, 2024.

MARGARET M HARTMAN
Notary Public - State of New York
NO. 01HA4521837
Qualified in Erie County
My Commission Expires Jan 31, 2027

_____
Notary Public

FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOVARE | ULTRA ESCROW

a division of Fidelity National Title Insurance Company

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Shaun Bor, 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 December 27, 2024 (date of document).

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

_____
Signature

Shaun Bor
Print Name

Subscribed and sworn to before me this 30 day of Dec, 2024.

By Shaun Bor

Linda Patiño-Amador
Notary Public

LINDA PATIÑO-AMADOR
Notary Public, State of Texas
Comm. Expires 12-05-2027
Notary ID 124285745