Karen Johnson Davidson County
Batch# 1228511 DEEDQC
01/21/2025 11:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250121-0004464

*This Instrument Prepared By:*
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

| **Address New Owner(s):** | **Send Tax Bills To:** | **Parcel ID Number:** |
|---|---|---|
| Jim Najib Jirjis Revocable Trust<br>Jim Najib Jiris, Trustee<br>2103A Eastland Avenue<br>Nashville, Tennessee 37206 | Same | 083 07 0M 002.00<br><br>Davidson County |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION OF** One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Jim N. Jirjis, by these presents does hereby quitclaim, and by these presents transfers and conveys unto Jim Najib Jiris, Trustee of the Jim Najib Jirjis Revocable Trust, his successors and assigns, all of his right, title, and interest in and to those certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 2103A Eastland Avenue, Nashville, Tennessee 37206.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including, but not limited to, those described on Exhibit B hereto.

**IN WITNESS WHEREOF,** the undersigned have executed this instrument on this 15 day of January, 2025.

JIM N. JIRJIS

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jim N. Jirjis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of January, 2025.




Madison Botsch
Notary Public
My Commission Expires: 1/24/2028

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $-0-.

John K
Affiant

Subscribed and sworn to before me this 21st day of January, 2025.




Madison Botsch
Notary Public

## EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. A, on the plan of Eastland Cottages, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140924-0088032, as amended in Instrument No. 20150814-0081969, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jim N. Jirjis, by Quitclaim Deed from Eastland Development, LLC, a Tennessee Limited Liability Company of record at Instrument 20151222-0128875, Register's Office for Davidson County, Tennessee.

## EXHIBIT B

All matters shown on the boundary plat of record in Plan Book 1130, Page 29, in the Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140924-0088032, as amended in Instrument No. 20150814-0081969, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Charter of the Homeowners Association of record in Instrument No. 20140924-0088031, in the Register's Office for Davidson County, Tennessee.

## TRUE COPY CERTIFICATION

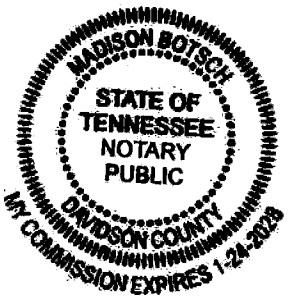
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 15, 2025.

Date: January 15, 2025

DAVID H. MAYER

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On January 21, 2025, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.




Notary Public

My Commission Expires: 1/24/2028