Karen Johnson Davidson County
Batch# 1230369 DEEDQC
01/27/2025 02:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250127-0006116

THIS INSTRUMENT PREPARED BY:	THIS TRANSACTION IS EXEMPT FROM PAYMENT OF TRANSFER TAX AS AN ADJUSTMENT OF PROPERTY RIGHTS BETWEEN DIVORCING PARTIES PURSUANT TO TENN. CODE ANN. §67-4-409(a)(3)(E). NO OATH OF VALUE IS REQUIRED PURSUANT TO TENN. CODE ANN. §67-4-409(a)(5)
Ansley Owens Tillett **GULLETT SANFORD ROBINSON & MARTIN PLLC** 205 23rd Avenue North Nashville, Tennessee 37203 (615) 341-0070	

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jessica Kennedy 3000 Poston Avenue, Unit 305 Nashville, Tennessee 37203	SAME	104-02-2A-305.00CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **SAM GABBITA**, being one and the same as **SOMAKIRAN GABBITA**, ("Grantor"), for value received, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **JESSICA KENNEDY** ("Grantee"), all right, title and interest of the Grantor in and to the following tract or parcel of land in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Unit No. 305, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking space numbers 305A and 305B on P2-Lower Level Garage as set forth in said Master Deed.

Being a portion of the same property conveyed to The Poston At The Park, LLC by deed of record in Instrument No. 20150313-0021745, said Register's Office.

Being the same property conveyed by Special Warranty Deed from The Poston At The Park, LLC, a Tennessee limited liability company, to Jessica Kennedy and Somakiran Gabbita, wife and husband, dated March 19, 2018, and recorded on March 21, 2018, as Instrument No. 20180321-0026368, in the Register's Office of Davidson County, Tennessee.

The legal description is the same as in the previous deeds of record. A new legal description was not prepared for this transaction.

This is improved property known as 3000 Poston Avenue, Unit 305, Nashville, Tennessee 37203.

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

WITNESS my hand this 26 day of FEBRUARY, 2023.

SAM GABBITA, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAM GABBITA**, with whom I am personally acquainted, or proved to me on satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day FEBRUARY, 2023.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.

True Copy Certification

I, Ansley Owens Tillett, Esq., 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 February 28, 2023.

Affiant Signature

Date: 1/27/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Isabelle Lee Brna a notary public for this county and state, Ansley Owens Tillett who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, January 27th, 2025.

Notary's Signature

My Commission Expires: 07/03/2028

Notary's Seal

