Karen Johnson Davidson County
Batch# 1255709 DEEDQC
04/02/2025 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250402-0025012

QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

JG-GBERG-25-BMORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
25 Props Nashville, LLC, A Delaware Limited Liability Company	**NEW OWNER**	
(NAME)	(NAME)	
3777 Peachtree Rd. NE, Apt. 1731,		**104-12-0E-002.00-CO** **104-07-0A-009.00-CO**
(ADDRESS)	(ADDRESS)	
Brookhaven, GA 30319		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MITCHELL S. GREENBERG, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **25 PROPS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

2113 Acklen Avenue Unit 2, Nashville, TN 37212

Land in Davidson County, Tennessee, being Unit No. 2, as shown on the plan of Parker House Condominium, a Horizontal Property Regime, filed as Exhibit D to and established by the Master Deed of record in Instrument 20061211-0152323, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Mitchell S. Greenberg by Warranty Deed from Deutsche Bank Trust Company Americas as Trustee for RALI 2007QS6, by and through its duly authorized Attorney-in-Fact Residential Funding Company, LLC, by virtue of authority granted in a power of attorney filed for record at Instrument Number 20030206-00167406, of record in Instrument No. 20120106-0001528 Register's Office for Davidson County, Tennessee, dated December 29, 2011 and recorded on January 6, 2012.

(2113 Acklen Avenue Unit 2, Nashville, TN 37212 and Map/Parcel 104-12-0E-002.00-CO – Address and Parcel included for informational purposes only)

2633 Blakemore Avenue, Nashville, TN 37212

A certain condominium located in Davidson County, Tennessee, being Unit No. 9 of a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Blakemore Square of record in Book 6864, Page 237, as amended by Amendment to Master Deed of record in Book 6962, Page 125, Register's Office for County Davidson County, Tennessee, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all casements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Mitchell S. Greenberg by Warranty Deed from Nancy N. Kupperman and husband, Jeffrey L. Kupperman of record in Instrument No. 20120522-0044452, Register's Office for Davidson County, Tennessee, dated May 17, 2012 and recorded on May 22, 2012.

(2633 Blakemore Avenue, Nashville, TN 37212 and Map/Parcel 104-07-0A-009.00-CO – Address and Parcel included for informational purposes only)

Witness my/our hand(s) this the 27 day of March, 2025

Mitchell S. Greenberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL S. GREENBERG, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 of March, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, John Gleaves, 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 March 27, 2025 (date of document).

Affiant Signature

Date: March 27, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6-8-2027

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM