Karen Johnson Davidson County
Batch# 1255709 DEEDQC
04/02/2025 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250402-0025014

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) **3777 Peachtree Rd. NE, Apt. 1731,**	(NAME)	**104-07-0A-004.00-CO**
(ADDRESS) **Brookhaven, GA 30319**	(ADDRESS)	
(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, **IBG CAPITAL PARTNERS, INC., A TENNESSEE CORPORATION**, 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:

Land in Davidson County, Tennessee, being Unit No. 4 as shown on the Plan of Blakemore Square Condominiums of record in Book 6864, Page 237, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 6962, Page 125, Registers Office for said County, said plan being appended as Exhibit A to the Master Deed for Blakemore Square Condominiums, to which reference is hereby made for a more complete and accurate legal description. Said unit being more particularly described by the Master Deed for Blakemore Square Condominiums of record in Book 6864, Page 237, Register's Office for said County, as amended by Amendment to Master Deed of record in Book 6962, Page 125, said Register's Office.

Being the same property conveyed to IBG Capital Partners, Inc. by Warranty Deed from Rinat Zaynagetdinov and Tatiana Ketova, husband and wife of record in Instrument No. 20150828-0087136 Register's Office for Davidson County, Tennessee, dated August 27, 2015 and recorded on August 28, 2015.

(2623 Blakemore Avenue, Nashville, TN 37212 and Map/Parcel 104-07-0A-004.00-CO – Address and Parcel included for informational purposes only)

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2623 Blakemore Avenue, Nashville, Tennessee 37212**.

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

IBG Capital Partners, Inc

By: Mitchell S. Greenberg, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MITCHELL S. GREENBERG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of IBG CAPITAL PARTNERS, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, at office, this 27 day of March, 2025.

Notary Public

My Commission Expires: 11-3-25

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

