Karen Johnson Davidson County
Batch# 1255709 DEEDQC
04/02/2025 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250402-0025015

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,		**104-07-0A-008.00-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, **CLEAR SKY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 8 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, Register's Office for said County, said plan being appended as Exhibit A to the Master Deed of Blakemore Square Condominiums to which plan reference is hereby made for a more complete description, said units being more particularly described by the Master Deed from 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 MSG Enterprises, LLC, a Tennessee limited liability company by Warranty Deed from Mikhail M. Dikov and Elena E. Tchekneva, husband and wife of record in Instrument No. 20140703-0058834, Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded July 03, 2014.

Being the same property conveyed to Clear Sky Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from MSG Enterprises, LLC, a Tennessee limited liability company of record in Instrument No. 20180105-0001638, Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 05, 2018.

This is Improved property known as: **2631 Blakemore Avenue, Nashville, Tennessee 37212**.

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

Clear Sky Partners, LLC

By: Mitchell S. Greenberg, Member

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, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of CLEAR SKY PARTNERS, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 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

