Name and Address of New Owner:
Iconic-Four Seasons Nashville, LLC
160 2nd Avenue South, Unit 3102
Nashville, TN 37201

Send Tax Bills To:
Verus Residential Loanco, LLC
7900 International Dr., Suite 225
Bloomington, MN 55425

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 093 06 4E 115.00 CO

Karen Johnson Davidson County
Batch# 1263381 DEEDQC
04/23/2025 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250423-0031127

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Zaid Elia, a married person,** "the Grantor," convey and quitclaim unto, **Iconic-Four Seasons Nashville, LLC, a Michigan limited liability company,** "the Grantees" all their interest in the following described real estate in Davidson County, Tennessee:

Unit 3102 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.903% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

Being the same property conveyed to Chargerco Properties, LLC, a Tennessee Limited Liability Company, his/her/their heirs and assigns by Deed dated October 6, 2022 from 151 Nashville Project LP, a Delaware Limited Partnership, recorded November 8, 2022, in Instrument Number 20221108-0119918, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Zaid Elia, a married person, his/her/their heirs and assigns by Warranty Deed dated February 12, 2025, from Chargerco Properties, LLC, a Tennessee Limited Liability Company, recorded February 18, 2025, in Instrument Number 20250218-0011691, in the Official Records of Davidson County, Tennessee.

The address of the herein described property is believed to be 160 2nd Avenue South, Unit 3102, Nashville, TN 37201, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

202504230031127

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 14th day of February, 2025.

_____(SEAL)
Zaid Elia

STATE OF Michigan
COUNTY OF Oakland

On this 14th day of February, 2025, before me personally appeared, Zaid Elia, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of February, 2025.

_____
Notary Signature
My commission expires: 8/14/2029

NOTARY DIVISION
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires August 14, 2029
Acting in the County of Oakland

202504230031127

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF Michigan
COUNTY OF Oakland

Sworn to and subscribed before me this 14th day of February, 2025.

Notary Signature
My commission expires: 8/14/2029

NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Aug 14, 2029
Acting in the County of Oakland

Tennessee Certification of Electronic Document

I, Karla Lowrey, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on Feb 14, 2025 (date of document).

Affiant Signature

2/14/2025

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 14 day of Feb, 2025

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25