# QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1275828 DEEDQC
05/20/2025 03 46 14 PM 2 pgs
Fees $12 00 Taxes $0 00

20250520-0039800

W-JP-25-3415-708

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2025

Ioanna Prasinos
Notary Public, State of New York
Reg. No. 01PR6346684
Qualified in Suffolk County
Commission Expires Aug 22, 2028

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Gerard Cella
PO Box 161
Sparta, NJ 07871

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **3415 West End LLC** | **Gerard Cella** | |
| (NAME) **3415 West End LLC, Apt. 708** | (NAME) **PO BOX 161** | **104-06-0A-069.00-CO** |
| (ADDRESS) **Nashville, TN 37203** | (ADDRESS) **SPARTA , NJ 07871** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of 10 DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I **GERARD CELLA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **3415 West End LLC,** a TN limited liability corporation, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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 708 on the Plan of Continental Condominiums of record in Plat Book 5200, Page 399, as amended in Book 6135, Page 788 and Book 6435, Page 549, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

Being the same property conveyed to **GERARD CELLA** by Warranty Deed from **CALVIN P. LEWIS AND WIFE, MARY M. LEWIS** of record in Instrument No 20250228-0015218 Register's Office for Davidson County, Tennessee, dated February 26, 2025 and recorded on February 28, 2025

This conveyance is subject to

- All matters shown on the Plan of record in Book 5200, Pages 399 through 401, inclusive, as amended in Book 6135, Page 788 and further amended in Book 6435, Page 549, Register's Office for Davidson County, Tennessee
- All matters shown on the Plan of record in Book 6900, Page 43, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 5862, Page 589 (starting on page 626), in the Register's Office for Davidson County, Tennessee
- Charter for HOA of record in Book 5864, Page 834, in the Register's Office for Davidson County, Tennessee
- Resolution of record in Book 7461, Page 217 and Instrument No 20051024 0128399 and Instrument No 20160108-0001989, in the Register's Office for Davidson County, Tennessee
- Overhang Easement of record in Book 4825, Page 592, in the Register's Office for Davidson County, Tennessee
- Memorandum of Agreement between Continental Homeowners' Association, Inc and Nextel South Corp of record in Instrument Number 20010514-0049446, in the Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 6464, Page 679, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

**MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00.**
The consideration for this transfer is nominal, and no Tennessee realty transfer tax is due pursuant to Tenn Code § 67-4-409, as the transfer is without consideration or for a nominal amount

This is **improved** property known as **3415 West End Ave #708, Nashville, Tennessee 37203**

The Grantor makes no warranties, express or implied, as to the title of said property, and this conveyance is made without any covenants of title

Witness my/our hand(s) this the 9TH DAY OF MAY, 2025

Gerard Cella (Grantor)

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERARD CELLA, 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 executed the within instrument for the purposes therein contained

Notary Public
My Commission Expires. Ioanna Prasinos
[Notary Seal] Notary Public, State of New York
Reg No. 01PR6346684
Qualified in Suffolk County
Commission Expires Aug 22, 2028

**RETURN TO:**
Gerard Cella
PO Box 161
Sparta, NJ 07871