RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Ste 203
Franklin, TN 37069

QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 1281690 DEEDQC
06/05/2025 11:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250605-0044251

STATE OF TENNESSEE
COUNTY OF Williamson

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of June, 2025.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JUNE 23, 2028

THIS INSTRUMENT PREPARED BY:
Kathleen Robson Gordon, attorney, 121 S. Western Unit 1 Chicago, IL 60612

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
East Nasty Property Group **168 E. Grantley Avenue** **Elmhurst, IL 60126**	**East Nasty Property Group** **168 E. Grantley Avenue** **Elmhurst, IL 60126**	**072-15-0M-002.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Sean M. Fidlow and Rachel E. Lenke, husband and wife,** hereinafter called the GRANTOR, hereby quit claims its right, title and interest unto **East Nasty Property Group LLC, a Tennessee limited liability *company*** hereinafter called the GRANTEE, their successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit

Land in Davidson County, Tennessee, being Unit B on the Plan of 2123 Burns Street, of record as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 2123 Burns Street, a *Horizontal Property Regime with Private Elements* in Instrument No. 20150316-0022432, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean M. Fidlow and Rachel E. Lenke, husband and wife, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust of record in instrument No20211006-0134583 **Register's Office for Davidson County, Tennessee and recorded on** Oct. 6 **, 2021.**

This conveyance is subject to:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as 2123B Burns Street, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS GRANTORS' HANDS, this 30th day of May, 2025

Sean M. Fidlow

Rachel E. Lenke

STATE OF ILLINOIS

COUNTY OF DuPage

Personally, appeared before me, the undersigned, a Notary Public in and for the County and State above, the within named **Sean M. Fidlow and Rachel E. Lenke** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the foregoing instrument of her own free will for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of May, 2025.

Official Seal
RACHEL HOFFMAN
Notary Public, State of Illinois
Commission No. 817760
My Commission Expires May 31, 2027

Notary Public

My commission expires: 5/31/27

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 May 30, 25 (date of document).

Jennifer L. Pennell

June 5, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 5, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

