X-0649 Box #14

Quitclaim Deed

Karen Johnson
Batch # 1285127
06/17/2025 08 40 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250617-0047341

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this 13th day of June, 2025.

Notary Public

My commission expires: Sept. 8th 2026

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204-3126

Address New Owner(s) as follows:	Send Tax Bills to.	Map and Parcel Numbers
Luiz Abibe and Flora Porlan Ostrovsky Abibe **2310 Elliott Avenue, #132, Nashville, TN 37204**	**New Owner**	**105-14-0-C-132.00 CO**

For and in consideration of the sum of One ($1 00) Dollar paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Luiz Abibe ("**Grantors**"), do hereby transfer and quitclaim unto Luiz Abibe and Flora Porlan Ostrovsky Abibe, husband and wife ("**Grantees**"), their heirs and assigns, all of Grantors' interests in a certain tract or parcel of land in Davidson County, Tennessee, described as follows

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No 132 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq , as amended in Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No 20070917-0110745, Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit

This Conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master of Deed and By-Laws of record in Instrument No 20070917-0110745, said Register's Office, easements and setback lines as set forth on the above plan of record

Being the same property conveyed to Luiz H Abibe, a single man by Warranty Deed dated November 26, 2008 from Hillview Village Partnership, a Tennessee general partnership of record in Instrument No , 20081201-0116121 said Register's Office of Davidson County, Tennessee

This Quitclaim Deed is executed and delivered by Luiz H Abibe , a married man to convey title to Luiz Abibe and Flora Porlan Ostrovsky Abibe, husband and wife, and to create a tenancy by the entireties

This is improved property known as **2310 Elliott Avenue, #132, Nashville, TN 37204.**

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The legal description above is the same as the description contained in the prior deed referenced herein. The preparer makes no warranties or representations regarding the status of title to the property

In witness whereof, this instrument has been executed this 13th day of June, 2025.

Luiz Abibe

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Luiz Abibe, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 13th day of June 2025.

Notary Public
My commission expires: Sept 8th 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY