Karen Johnson Davidson County
Batch# 1297920 DEEDQC
07/15/2025 02:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250715-0055831

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

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

Mary Gail Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2025

Notary Public

Commission Expires 11/3/2025

(Affix Seal)

LESLIE C. LOUGHLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc. 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
Saimir Elezi and Jonida Elezi 1500 White Pine Ct. Nashville, TN 37214	NEW OWNER	086-16-0A-06700CO

FOR AND IN CONSIDERATION of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **SAIMIR ELEZI., A MARRIED MAN** (hereinafter called the "Grantor"), in order to establish a tenancy by the entireties with my wife, the Grantee herein, do hereby convey, remise, release and quitclaim unto my wife, **JONIDA ELEZI, A MARRIED WOMAN,** (hereinafter called the "Grantee), and her heirs, successors and assigns, a one-half (1/2) undivided interest as a tenant by the entireties with me in and to the following described tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Townhome Unit 67 of Tulip Hills, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Tulip Hills appearing of record in Instrument No. 20230321-0020307, Amended in Instrument No.20230426-0030534, and in Instrument no. 20250606-0044587, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements associated with ownership of said Unit as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Unit Owners, and the By-Laws of the Association.

Being part of the same property conveyed to Beazer Homes, LLC. A Delaware limited liability Company by Deed's dated January 25, 2022, of record in Instrument No. 20220127-0010151, Instrument No, 20220127-0010150, Instrument No.20220127-0010149, and Instrument No. 20220127-0010148, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Saimir Elezi., a married man, from Beazer Homes, LLC. a Delaware limited liability Company of record in Inst. No. 20250715-0055531 , Register's Office for DAVIDSON County, Tennessee.

This conveyance is expressly subject to the lien of the Deed of Trust of record in Instrument No. 20250715-0055532 , in Register's Office for Davidson County, Tennessee. This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is **IMPROVED** property, known as 5209 Gladecress Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of July, 2025.

SAIMIR ELEZI, Grantor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named **SAIMIR ELEZI** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who in my presence executed the within instrument and upon oath acknowledged that he did so freely and voluntarily for the purposes therein contained.

WITNESS my hand this 11th day of July, 2025.

Commission Expires: 11/3/2025

NOTARY PUBLIC

LESLIE C. LOUGHLIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 3, 2025

Certificate of Authenticity

I, Anthony N. Greco, 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 the 11 day of July, 2025.

Anthony N. Greco, Affiant — Date 7-11-25

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 11 day of July, 2025.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027