This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1306338 DEEDQC
08/06/2025 09:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250806-0062361

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 29th day of July, 2025

Notary Public

My Commission expires 10 / 25 / 2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Ori Porath
3840 Dr Walter S Davis Blvd.
Nashville, TN 37209

SEND TAX BILLS TO:
Ori Porath
3840 Dr Walter S Davis Blvd.
Nashville, TN 37209

MAP AND PARCEL NUMBER: 091040H00100CO

QUITCLAIM DEED
25NT00790

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

48 Fern Ave, LLC, a Tennessee Limited Liability Company

By these presents do remise, release and **QUITCLAIM** unto

Ori Porath

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A (3838) as shown Plan attached as Exhibit B to the of Declaration of Covenants, Conditions and Restrictions for Thirtyeight-Thirtyeight Dr. Walter S. Davis Boulevard, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220920-0104684, 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 48 Fern Ave, LLC, a Tennessee Limited Liability Company from Paul Simiyu, a single person and James A. Fineman, a single person, by Warranty Deed dated 07/22/2024 and recorded 07/30/2024 in Instrument No. 20240730-0057431, Register's Office of said County.

Being the same property conveyed to Paul Simiyu, a single person and James A. Fineman, a single person by Warranty Deed from John H. Montgomery, a single person of record in Instrument No. 20220725-0084828 Register's Office for Davidson County, Tennessee, dated July 20, 2022 and recorded on July 25, 2022.

This is an improved property commonly known as: 3838 Dr Walter S Davis Blvd, Nashville, TN 37209

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 our hands this 29 day of July, 25.

Ori Porath, Sole Member, 48 Fern Ave, LLC, a Tennessee Limited Liability Company

STATE OF TN
COUNTY OF Knox

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ori Porath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of 48 Fern Ave, LLC, a Tennessee Limited Liability Company and that as such officer executed the foregoing instrument for the purpose therein contained.

Witness my hand at office, this 29 day of July, 2025

Notary Public

My Commission Expires: 4/7/26

GINA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Ori Porath

STATE OF TN }
COUNTY OF Knox }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Ori Porath,** the within named bargainer, 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.

Witness my hand and official seal at office this 29, **day of** July, 25.

~~NOTARY~~ PUBLIC SIGNATURE

My Commission Expires: 4/7/26

GINA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 7/29/25 (date of document).

Affiant Signature

8/6/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6TH of AUGUST, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 _____(date of document).

Affiant Signature

8/6/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6TH of AUGUST, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26