THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1310350 DEEDQC
08/15/2025 08:56:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250815-0065050

PREPARER'S DISCLAIMER: This instrument is prepared at the request and direction of the parties stated herein and based solely on information provided to the Preparer by said parties. The parties declined to request a title search or other examination or research of the real estate or other records by the Preparer, and therefore the Preparer makes no representation or warranty that the information provided by the parties and included here is correct, or regarding the propriety or advisability of undertaking the transaction or conveyance contemplated by the terms of this instrument. The acceptance, use, and recording of this instrument indicates the parties' consent to this disclaimer.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jamie Kopit and Michael Ellenbogen 5610 Obrien Avenue Nashville, TN 37209	Owners 6624 Upton Lane Nashville, TN 37209	091-14-0-053

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jamie Kopit and Michael Ellenbogen, wife and husband**, hereinafter called the Grantors, do hereby Quitclaim unto **Jamie Kopit, as to a 10% interest, and Michael Ellenbogen, as to a 90% interest, as wife and husband**, hereinafter called the Grantees, their successors and assigns, all of their right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Lot 4, Block C, of Palo Alto Subdivision, as shown on Plat of record in the Register's Office Book 161 Page 169 of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed Jamie Kopit and Michael Ellenbogen by deed from Nghia Van Tiet, married man of record in Instrument No. 20250321-0021463, filed on 03-21-2025, Register's Office for Davidson County, Tennessee.

This is property commonly known as 5610 Obrien Avenue, Nashville, TN 37209.*

*Note: An address is not a legal description of real property.

Witness our hands, this 5th July, 2025 **day of** ~~**March, 2025.**~~

Jamie Kopit
Jamie Kopit

Michael Ellenbogen

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 **Jamie Kopit**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of ~~March, 2025~~ July, 2025.

Notary Public

My Commission Expires: May 20, 2026

STEPHEN DEGATANO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. MAY 20, 2026

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 **Michael Ellenbogen**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of ~~March, 2025~~ July, 2025.

Notary Public

My Commission Expires: May 20, 2026

STEPHEN DEGATANO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. MAY 20, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF ~~March, 2025~~ July, 2025.

Notary Public

My Commission Expires: May 20th, 2026

STEPHEN DEGATANO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. MAY 20, 2026