Karen Johnson Davidson County
Batch# 1313689 DEEDQC
08/22/2025 12:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250822-0067391

Prepared By and Return to:
Authority Title & Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

File Number: TN-25-2641

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 22 day of August, 2025.

Notary Public
My Commission Expires: 6/2/26

Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Avi Elfersy	New Owner	092-06-0-652
3314 Granite Springs Way		
Murfreesboro, TN 37130		

THIS INDENTURE, made and entered into as this 22nd day of August, 2025, by and between **Elfersy Properties, LLC, a Tennessee limited liability company,** as party or parties of the first part, and **Avi Elfersy, married,** as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 of Boyd McNairy Plan of record in Book 57, page 59, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Avi Elfersy, married, from ADS of South Florida, LLC by Warranty Deed dated July 9, 2020 and recorded July 14, 2020 in Instrument #20200714-0077086, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Elfersy Properties, LLC, a Tennessee limited liability company, by quitclaim deed from Avi Elfersy, a married man, dated October 22, 2020 and recorded January 5, 2021 in Instrument #20210105-0002020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2420 Booker St, Nashville, TN 37208.

WITNESS my hand this 22nd day of August, 2025.

Elfersy Properties, LLC

Avi Elfersy, Sole Member

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Avi Elfersy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Sole Member of Elfersy Properties, LLC and that he is authorized by Elfersy Properties, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 22nd day of August, 2025.

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 12-2-28

Tennessee Certification of Electronic Document

I, Katelyn Seng, 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 8/22/25 (date of document)

Affiant Signature

8/22/25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 25 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

NOTARY'S SEAL

