Karen Johnson Davidson County
Batch# 1318972 DEEDQC
09/05/2025 12:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250905-0071093

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/27/2029

(AFFIX SEAL)

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

This Instrument was prepared by information provided by the parties, and no title search was performed by Music City Title & Escrow, Inc.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Motoz Enterprise, LLC	Same	**MAP & PARCEL**
1822B 5th Avenue North Nashville, TN 37208	Same	081081N00200CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jackson F. Zeitlin and Sarah Engelland**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Motoz Enterprise, LLC a Tennessee limited liability company**, HEREINAFTER CALLED GRANTEE, ALL OF OUR OWNERSHIP INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, ITS SUCCESSORS AND ASSIGNS:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 1822 5th Avenue North, a horizontal property regime with private elements established by Declaration in Instrument No. 20200723-0081362, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being part of the same property conveyed to Jeff Zeitlin, by deed dated July 20, 2020 from Sabrina Whitley fka Sabrina M. Jackson, of record in Instrument No. 20200723-0081361, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jackson F. Zeitlin, a single man and Sarah Engelland, a single woman, joint tenants with right of survivorship, by Warranty Deed from Jeff Zeitlin dated

September 8, 2021 of record at Instrument No. 20210920-0125942, Register's Office of Davidson County, Tennessee, recorded on September 20, 2021.

This is improved property located at 1822B 5th Avenue North, Nashville, Davidson County, Tennessee.

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 my/our hand(s) this 5th day of September 2025.

GRANTORS:

Jackson F. Zeitlin

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF)

On this the 5th day of September, 2025, before me personally appeared Jackson F. Zeitlin, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 2/27/2029

Sarah Engelland

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF)

On this the 5th day of September, 2025, before me personally appeared Sarah Engelland, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 2/27/2029

Certificate of Authenticity

I, Barbara McGinty, 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 September 5, 2025 (date of document).



Affiant Signature

Date 9/5/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of September, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

