Karen Johnson Davidson County
Batch# 1324172 DEEDQC
09/19/2025 09:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250919-0074853

QUITCLAIM DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/03/2027

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
2118 Elliot Ave 10 LLC	**NEW OWNER**	**105140001100CO**
4520 Saxton Hollow Rd **Colorado Springs, CO 80908**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 17th day of September, 2025, the undersigned, **ROBERT MOULTON AND STACY MOULTON**, Husband and Wife (collectively the "*Grantors*"), have bargained and sold, and by these presents do transfer and quitclaim to **2118 ELLIOT AVE 10 LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **2118 ELLIOT AVENUE, UNIT 10, NASHVILLE, TENNESSEE 37204**, and more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 10, as established in Declaration of Covenants, Conditions, and Restrictions for Elliot Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160516-0048883, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to

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which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Moulton and Stacy Moulton, a married couple, by Warranty Deed dated May 4, 2021, from AKT Investments, LLC, an Illinois limited liability company, and recorded on May 6, 2021 as Instrument No. 20210506-0061199, in said Register's Office.

This improved property more commonly known as 2118 Elliot Avenue, Unit 10, Nashville, Tennessee 37204.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of September, 2025.

GRANTOR: ROBERT MOULTON

SIGNER: Robert Moulton

GRANTOR: STACY MOULTON

SIGNER: Stacy Moulton

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STATE OF Colorado)
COUNTY OF El Paso)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Robert Moulton and Stacy Moulton,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 17th day of September, 2025

K L Jorgensen
Notary Public

March 07, 2028
My Commission Expires

KENNETH L JORGENSEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164009354
MY COMMISSION EXPIRES MARCH 07, 2028

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 09/17/2025.

Affiant Signature

09/18/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 09 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

