Karen Johnson Davidson County
Batch# 1333331 DEEDQC
10/13/2025 09:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251013-0081433

This instrument prepared by Reginald Harrion, Esq., for Smolar Andriko Law Group, 200 Fleet Street, Suite 6100, Pittsburgh, PA 15220 (Main Office), Tennessee Bar ID: 040700

Record and Return to: Title Pronto, LLC, 800 Westmere Ave, Ste 300, Charlotte, NC 28208

Order Number: 110607TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **TYLER FORTE** and **ELIANA FORTE**, husband and wife, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **5100 MICHIGAN AVE LLC**, whose address is 5100 Michigan Avenue, Nashville, TN 37209, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NUMBER 1A OF THE HOMES AT 5100 MICHIGAN AVENUE, AS SHOWN ON THE SITE PLAN ATTACHED AS EXHIBIT A TO THE FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 5100 MICHIGAN AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20190829-0087497, AMENDING INSTRUMENT NO. 20160127-0007737 THEN AS AMENDED IN INSTRUMENT NO. 20250714- 0055409, OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL 1:



PCL110607TNDQTC01010104

5100 MICHIGAN AVENUE

BEGINNING AT A POINT IN THE WEST RIGHT OF WAY OF 51ST AVENUE NORTH; THENCE S 01°07'04" E, 91.88 FEET TO A POINT; THENCE S 87°57'05" W, 59.84 FEET TO A POINT; THENCE N 01°09'49" W, 92.55 FEET TO A POINT; THENCE N 88°35'53" E, 59.91 FEET TO THE POINT OF BEGINNING; CONTAINING 0.12 ACRES, MORE OR LESS.

THIS CONVEYANCE IS SUBJECT TO THE MATTERS SET FORTH BELOW, IF ANY, AS WELL AS ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, CONDITIONS, COVENANTS, AND RESTRICTIONS (AS MAY BE AMENDED OR SUPPLEMENTED), ALL EASEMENTS, UTILITY EASEMENTS OR RIGHTS OF WAYS FOR PUBLIC UTILITIES THAT APPEAR IN THE APPROPRIATE PUBLIC RECORD.

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF NO. 1 PLAN OF WEST NASHVILLE, AS RECORDED IN PLAT BOOK 57, PAGES 74 AND 75.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20160127- 0007737 AS AMENDED IN INSTRUMENT NO. 20190829-0087497 AND INSTRUMENT NO. 20250714- 0055409.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 091 07 3D 001.00
Street address of property: 5100 Michigan Avenue, Nashville, TN 37209
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20250730-0060192 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: 5100 Michigan Ave LLC, 5100 Michigan Avenue, Nashville, TN 37209

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK



Signed this 7 day of October, 2025,

Signature(s) of Grantor(s):

Tyler Forte

Eliana Forte

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 7th day of October, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Tyler Forte** and **Eliana Forte**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public Loretta L. Peters

My Commission Expires
January 24, 2028

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL110607TNDQTC01010304

OATH OF CONSIDERATION

I, 5100 Michigan Ave LLC, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and 00/100 ($0.00).

Signed this 7 day of October, 2025,

Signatures of Affiant(s):

5100 Michigan Ave LLC

Eliana Forte

By: ELIANA FORTE
Its: Member

State of Tennessee County of Davidson
Sworn and subscribed before me this 7th day of October, 2025.

Loretta L. Peters

Notary Public Loretta L. Peters

My Commission Expires
January 24, 2028

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL110607TNDQTC01010404

Certificate of Authenticity

I, Kimberlee Hoyt, 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 10-7-2025.

Date

Affiant Signature

10-13-2025
Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 13 day of October, 2025.

Notary's Signature

AMANDA SIMPSON
NOTARY PUBLIC
Union County, North Carolina
My Commission Expires June 3, 2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)