Karen Johnson Davidson County
Batch# 1333341 DEEDQC
10/13/2025 10:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251013-0081447

This instrument prepared by Jason A. Gang, Esq., for Smolar Andriko Law Group, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

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

Order Number: 110606TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **ELIANA FORTE** and **TYLER FORTE**, wife and husband, 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), **1001A 51ST AVE N LLC**, whose address is 1001 51st Avenue North, Unit A, Nashville, TN 37209, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. 2/B OF HOMES AT 5100 MICHIGAN AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING HOMES AT 5100 MICHIGAN AVENUE, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20160127-0007737, AS AMENDED IN INSTRUMENT NOS. 20190829-0087497 AND 20250714-0055409, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

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.

PCL110606TNDQTC01010103

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 002.00
Street address of property: 1001 51st Avenue North, Unit A, Nashville, TN 37209
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20250730-0060205 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: 1001A 51ST AVE N LLC, 1001 51st Avenue North, Unit A, Nashville, TN 37209

Signed this 7 day of October, 2025,

Signature(s) of Grantor(s):

Eliana Forte
Eliana Forte

Tyler 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 **Eliana Forte** and **Tyler 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.

Loretta L. Peters
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

PCL110606TNDQTC01010203

OATH OF CONSIDERATION

We, 1001A 51ST AVE N LLC, the Affiant(s), herby 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):

1001A 51ST AVE N LLC

Eliana Forte

By: Eliana Forte
Its: Sole 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

PCL110606TNDQTC01010303

Certificate of Authenticity

I, Kimberlee HOTZELT, 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)