QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1345678 DEEDQC
11/13/2025 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251113-0090449

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 13 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/03/2027

(AFFIX SEAL)

Notary Public State of Florida
Emily Longo
My Commission HH 671969
Expires 10/3/2027

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)
514 31st Ave N LLC	**NEW OWNER**	**092100C01400CO**
294 Silver Lily Way **Saint Augustine, FL 32092**		

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 13th day of November, 2025 the undersigned, **DANIELA R. LEWIS WILLIAMS (F/K/A DANIELA R. LEWIS)**, a Married Person Whose Spouse has No Interest (the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **514 31ST AVE N 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 Grantor's 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 **514 31ST AVENUE NORTH, NASVHILLE, TENNESSEE 37209**, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being Unit No. 13 of ElevAte at City Heights (formerly "ElevAte at MedWest" and formerly "The Del"), a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee

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Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions, and Restrictions establishing ElevAte at City Heights (formerly "ElevAte at MedWest" and formerly "The Del"), a Horizontal Property Regime with Private Elements of record in Instrument No. 20180403-0030690, as amended in Instrument No. 20180615-0057610, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in to said Declaction.

Being the same property conveyed to Daniel R. Lewis Williams, formerly known as Daniela R. Lewis, an unmarried woman, by Warranty Deed dated December 12, 2018, from The Del Partners, a Tennessee General Partnership, and recorded on December 13, 2018 as Instrument No. 20181213-0121315, in said Register's Office.

This improved property more commonly known as 514 31st Avenue North, Nashville, Tennessee 37209.

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 13 day of November, 2025.

GRANTOR: DANIELA R. LEWIS WILLIAMS

SIGNER: Daniela R. Lewis Williams

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STATE OF FLORIDA)
COUNTY OF Florida)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Daniela R. Lewis Williams** 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 13 day of November, 2025.

Notary Public

10/03/2027
My Commission Expires

Notary Public State of Florida
Emily Longo
My Commission HH 671969
Expires 10/3/2027

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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 11/13/2025.

Affiant Signature

11/13/2025
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

