Karen Johnson
Batch # 1352117
12/02/2025 10 24 46 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251202-0095383

Instrument Prepared By:

I. Dyke Tatum
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant _____

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 21 day of November, 2025.

_____
Notary Public

My Commission Expires: 9-7-26

QUITCLAIM DEED

Address New Owner:
1816 A Ashton Ave Holdings, LLC
309 Carroll Avenue
Mamaroneck, NY 10543

Send Tax Bills To:
SAME

Map-Parcel Numbers:
069-16-0I-001.00

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Howard Jonas, a married person and Alexander Mason, an unmarried person, as tenants in common** by these presents does hereby transfer and quitclaim and convey unto **1816 A Ashton Ave Holding, LLC**, their successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee and being Unit 1816 A of the Homes at 1816 Ashton Avenue, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions, Restrictions ("Declaration"), of record in Instrument No. 20230411-0026552, in the Register's Office for Davidson County, Tennessee; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in the HOMES AT 1816 ASHTON AVENUE, a Horizontal Property Regime with Private Elements, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being the same property conveyed to Howard Jonas, a married person and Alexander Mason, an unmarried person, as tenants in common by Warranty Deed dated October 10, 2025, from Nashville Quality Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20251016-0082530, filed on October 16, 2025, Davidson County, Register of Deeds.

This is improved property: **1816 A Ashton Avenue, Nashville, TN 37218**

WITNESS my hand this 20 day of Naenber, **2025.**

Joyce Mason as Attorney in Fact
Howard Jonas
By: Joyce Mason as Attorney-in-Fact

WITNESS my hand this 21 day of NOVEMBER, **2025.**

Alexander Mason

State of New York
County of Westchester

On this 20th day of November, **2025,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Joyce Mason** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that **she** executed the within instrument on behalf of **Howard Jonas** as Attorney-In-Fact, as **her** free act and deed.

WITNESS my hand this 20th day of November, **2025.**

STEPHANIE M GREENE
Notary Public - State of New York
No. 02GR6438737
Qualified in Westchester County
My Commission Expires 08/29/2026

Stephanie M Greene
Notary Public

My Commission Expires: 08/29/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of November, **2025,** before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Alexander Mason** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that **he** executed the within instrument for the purposes therein contained as **his** free act and deed.

WITNESS my hand this 21 day of November, **2025.**

Notary Public

My Commission Expires: 9-7-26

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.