Karen Johnson Davidson County
Batch# 1392691 DEEDQC
03/13/2026 03:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260313-0020245

OWNER AND ADDRESS:
Elvis East, LLC
1824 Duncan Road
Knoxville, TN 37919

SEND TAX BILLS TO:

SAME AS ABOVE

Tax ID# 096-02-0B-101.00-CO

(this space for recording info)

THIS INSTRUMENT WAS PREPARED BY:
Admiral Title, Inc., 8517 Kingston Pike, Knoxville, TN 37919

I hereby swear or affirm that to the best of **affiant's** knowledge, information and belief, the actual consideration for the transfer is $0.00

Brianna Knowles
Affiant

Subscribed and sworn to before me this 13th day of March, 2026.

Diane E. Mitchell
Notary Public

My Commission Expires: 6 June 2029

DIANE E MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX

QUIT CLAIM DEED

THIS INDENTURE, made this 13th day of March, 2026, by and between

Kristin Gerrish-Abouelata, married

hereinafter referred to as Grantor(s), and

Elvis East, LLC, a Tennessee limited liability company

hereinafter referred to as Grantee(s)

WITNESSETH: that said Grantor(s), for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration. The parties of the first part have this day quitclaimed, and do by these presents hereby quitclaim, transfer and convey unto the party of the second part, his heirs and assigned, all of their interest in and to the hereinafter described premises, to wit:

ALL OF THAT CERTAIN TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described in **EXHIBIT A** attached hereto and incorporated by reference herein (the "Land");

Property Address: 110 Fitzgerald Dr, Nashville, TN 37214

This instrument and the interest hereby released and quit-claimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR does certify the above-described property is not used by her or a spouse or a dependent of her, as a principal place of residence, as set out in TCA 26-2-301.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ABOVE. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATLY TRANSCRIBED FROM THE INFORMATION PROVIDED. PREPARER ALSO MAKES NO REPRESENTATION AS TO ANY TAX OR TITLE INSURANCE IMPLICATIONS AS A RESULT OF THIS CONVEYANCE.

WITNESS my hand this the 13th day of March, 2026.

Kristin Gerrish-Abouelata

STATE OF TENNESSEE
COUNTY OF Knox

BEFORE ME, the undersigned authority, a notary of the aforesaid County and State, personally appeared **Kristin Gerrish-Abouelata**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) being authorized to do so, executed the within instrument for the purposes therein contained by signing her name as her free act and deed.

WITNESS my hand and official seal, this the 13th day of March, 2026.

Diane E. Mitchell
Notary Public

My Commission Expires: 6 June 2029

DIANE E MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Unit No. 101 on the Plan of Markham East, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220120-0007683 and amended in Instrument No. 20230803-0060209 and Instrument No. 20230807-0061033, and shown on the Final plat of Markham East, of record in Instrument No. 20220215-0017540, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Kristin Gerrish-Abouelata by Quit Claim Deed from Elvis East, LLC, a Tennessee Limited Liability Company, dated March 12, 2026 and recorded on March 12, 2026 and of record in Instrument No. 20260312-0019838 Register's Office for Davidson County, Tennessee.

GRANTOR does certify the above-described property is not used by her or a spouse or a dependent of her, as a principal place of residence, as set out in TCA 26-2-301.

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

DESIGNATED as Tax ID: 096-02-0B-101.00-CO

Tennessee Certification of Electronic Document

I, Brianna Knowles, 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 3/13/2026 (date of document).

Brianna Knowles
Affiant Signature

3/13/2026
Date

State of Tennessee

County of Knox

Sworn to and subscribed before me this 13 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

TREVOR DERREBERRY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/19/2029
KNOX COUNTY