Karen Johnson
Batch # 1397301
03/25/2026 09:27:52 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260325-0023584

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	Parcel ID(s):
Melissa Gerlitz	**NEW OWNER**	**050070C29200CO**
4665 Ridge Bend Dr		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **Jay Zohar Gerlitz, a widower,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Melissa Gerlitz,** the **Grantee** herein, her successors and assigns, all of his right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 292, on the plan of SKYRIDGE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20210914-0123153, amended and restated in Instrument 20211222-0168892, amended in Instrument 20220404-0038936 and Instrument 20220419-0045110, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Jay Zohar Gerlitz by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20230330-0023096, Register's Office for Davidson County, Tennessee, dated March 30, 2023 and recorded on March 30, 2023.

This being investment property only, having never been the personal residence of Grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This is improved real property known as: 4665 Ridge Bend Drive, Nashville, TN 37207.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 14th day of February, 2026.

Jay Zohar Gerlitz

SHENEE HENRY WESLEY
Notary Public - State of Florida
Commission # HH 743267
My Comm. Expires Nov 23, 2029

STATE OF Florida)
COUNTY OF Palm Beach)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jay Zohar Gerlitz,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of February, 2026

Notary Public

My Commission Expires: 11/23/2029

SHENEE HENRY WESLEY
Notary Public - State of Florida
Commission # HH 743267
My Comm. Expires Nov 23, 2029

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 21st day of February, 2026.

Notary Public

My Commission Expires: 11/08/2027

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY