THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20170040315 DEEDQC
Recvd: 05/11/17 12:09 2 pgs
Fees:12.00 Taxes:0.00
20170511-0046896

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

Subscribed and sworn to before me this 8th day of May, 2017.

My Commission Expires: 12-19-20

NOTARY PUBLIC

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Kaplan Ventures, LLC	SAME	Map: 105-10-0R-
Street		Parcels: 001.00CO;
City		002.00CO; 003.00CO
		004.00CO; 005.00CO
		and 006.00CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Michael Kaplan, Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to Kaplan Ventures LLC , Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit 6, Beech Avenue Residences, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Beech Avenue Residences, of record in Instrument No. 20170313-0024250, 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 Michael Kaplan, a married man by Warranty deed from 1813 Beech Avenue, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160624-0064835 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 24, 2016. Subject property was never the principal residence of the Grantor herein.

Being also known as 1813 Beech Avenue, Units 1 thru 6 Nashville, TN 37203.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 8th day of May, 2017.

Michael Kaplan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael Kaplan, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 8th day of May, 2017.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

My Commission Expires: 8-4-20