QUITCLAIM DEED M-VRES-18-1506A	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF June, 2021. Notary Public MY COMMISSION EXPIRES: 7/6/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY		
Rudy Title & Escrow, LLC 608 Shelby Avenue Nashville, TN 37206		
ADDRESS NEW OWNER (S) AS FOLLOWS: **1506A Nashville, LLC, a Delaware limited liability company**	SEND TAX BILLS TO: **NEW OWNER**	MAP / PARCEL NUMBER(S) **092-04-0F-001.00**
(NAME) **165 East 72nd Street,Apartment 14A**	(NAME)	
(ADDRESS) **New York, NY 10021**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE JHB FAMILY, LLC, A NEW YORK LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1506A NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1506A, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1506 Phillips Street of record in Instrument Number 20161207-0128620, as amended in Instrument Number 20180215-0014765, 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 The JHB Family, a New York Limited Liability Company by deed from Barry Downer, married of record in Instrument No. 20190415-0034365, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1506A Phillips Street, Nashville, Tennessee 37208**.

Karen Johnson Davidson County
Batch# 667896 **DEEDQC**
06/29/2021 01:55:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210629-0088165

Witness my/our hand(s) this the 23 day of June, 2021.

The JHB Family, LLC

BY: _____
Joshua Bronstein
Member

BY: Hillary Bronstein
Hillary Bronstein
Member

STATE OF New York

COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA BRONSTEIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of THE JHB FAMILY, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 day of June, 2021.

Alison Petrillo
Notary Public
My Commission Expires: 6/24/21
(SEAL)

ALISON PETRILLO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PE6284668
Qualified in New York County
My Commission Expires 06-24-2021

STATE OF New York

COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HILLARY BRONSTEIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of THE JHB FAMILY, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 day of June, 2021.

Alison Petrillo
Notary Public
My Commission Expires: 6/24/21
(SEAL)

ALISON PETRILLO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PE6284668
Qualified in New York County
My Commission Expires 06-24-2021

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206