This instrument was prepared by:
Rick G. Mansfield
Attorney at law
110 S. Maple Street
Murfreesboro, TN 37130
615-890-5700

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration for this transfer is $0.00

Affiant

SANDRA SCHALDACH
Notary Public, State of Ohio
Commission No. 2015-RE-549561
My Commission Expires
October 25, 2025

Subscribed and sworn to before me on this 15 day of September, 2021.

Notary Public

My Commission Expires: OCT · 25, 2025

The preparer of this deed makes no representation regarding the validity that this deed was transcribed from information provided by the parties.

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel-Group Numbers
Lucky Property Holdings, LLC 205 North 9th St Unit D Nashville, TN 37206	Paul Monahan 16912 Forestwood Dr. Strongsville, OH 44149	Tax Map – Parcel 082 12 1F 001.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that PAULA M. MONAHAN and PAUL A. MONAHAN, wife and husband, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and does hereby convey, remise, release and forever quitclaim unto LUCKY PROPERTY HOLDINGS, LLC, a Tennessee limited liability company, its successors, and assigns, all their right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1, Homes at 205 N 9th Street, a Horizontal Property Regimes with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions, for Homes at 205 N 9th Street of record as Instrument No.20200810-0088672, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete description of the property.

Being the same proeprty convyed to Paula M. Monahan and Paul A. Monahan, wife and husband by deed dated April 22, 2021 from VB Properties, LLC, a Tennessee limited liability company, as shown of record at Instrumet #20210427-0055856, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning regulations pertaining to said property and of record in the said Register's Office.

This is improved property having an address of 205 North 9th Street #D, Nashville, TN 37206.

Karen Johnson Davidson County
Batch# 709712 DEEDQC
09/03/2021 10:10:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210903-0118738

WITNESS my hand this 1ST, day of September, 2021

PAULA M. MONAHAN

STATE OF OHIO)
COUNTY OF CUYAHOGA)

Before me, the undersigned, Notary Public of the aforesaid County and State, personally appeared the within named PAULA M. MONAHAN, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 1ST day of September, 2021.

SANDRA SCHALDACH
Notary Public, State of Ohio
Commission No. 2015-RE-549561
My Commission Expires
October 25, 2025

Notary Public
My Commission expires OCT. 25, 2025

PAUL A. MONAHAN

STATE OF OHIO)
COUNTY OF CUYAHOGA)

Before me, the undersigned, Notary Public of the aforesaid County and State, personally appeared the within named PAUL A. MONAHAN, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 1ST day of September, 2021.

SANDRA SCHALDACH
Notary Public, State of Ohio
Commission No. 2015-RE-549561
My Commission Expires
October 25, 2025

Notary Public
My Commission expires OCT. 25, 2025