THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Nicholas Joseph DiNino Affiant Subscribed and sworn to before me, this 12 day of November, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 754001 DEEDQC
11/12/2021 01:33:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211112-0150970

QUITCLAIM DEED

Address New Owner: 1308 Montgomery Avenue #8, LLC 197 Freeman St. #4E Brooklyn NY 11222	Send Tax Bills To: New Owner	Tax Information: 071160G00800CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Nicholas Joseph DiNino, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **1308 Montgomery Avenue #8, LLC a Tennessee Limited Liability Company,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County being known and designated as Unit No. 8 of Monty at Cleveland Park Homeowners Association a Horizontal Property Regime with Private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Monty at Cleveland Park Homeowners Association, a Horizontal Property Regime of record in Instrument No. 20200109-0003078, and Instrument No. 20201116-0134725, in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Nicholas Joseph Dinino by Warranty deed Hidden Valley Homes, LLC of record in Instrument No. 20211105-0148116 Register's Office for Davidson County, Tennessee, dated November 4, 2021 and recorded on November 5, 2021.

Being also known as 1308 Montgomery Avenue, Unit 8, Nashville, TN 37207.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a

good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of November, 2021.

Nicholas J. DiNino

Nicholas Joseph DiNino

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Nicholas Joseph DiNino, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of November, 2021.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 18, 2022