Karen Johnson Davidson County
Batch# 754398 DEEDQC
11/15/2021 09:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211115-0151463

Name and Address of New Owner:
3808 Hutson, LLC
Same

Send Tax Bills To:
3808 Hutson, LLC
190 Broome St. #2309
New York, NY 10002
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 061140B01000CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ben Turk, unmarried** "the Grantor," convey and quitclaim unto **3808 Hutson, LLC**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being No. Unit No. 3808, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 3806 Hutson Avenue, a horizontal property regime with private elements of record as Instrument No. 20160803-0080181 and being shown on Plat attached thereto as Exhibit "B", 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 Ben Turk, unmarried by Warranty Deed from Mena Bishai, a married man, recorded on September 29, 2021 and of record in Instrument No. 20210929-0130977 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mena Bishai, a married man, by Warranty Deed from AJ Investments, LLC, a Tennessee limited liability company, recorded on June 19, 2019, of record in Instrument No. 20190619-0059164, Register's Office for Davidson County, TN.

This is improved property known as 3808 Hutson Ave., Nashville, TN 37216.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 3rd day of November, 2021.

_____(SEAL)
Ben Turk

STATE OF ~~TENNESSEE~~ PF New York)
) PF New York
COUNTY OF ~~DAVIDSON~~)

Personally appeared before me, a Notary Public in and for said State and County, , 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.

PF 5th

WITNESS my hand and official seal ~~this 3rd day~~ of November, 2021.

PEYTON FLAKE
Notary Public - State of New York
NO. 01FL6415620
Qualified in Kings County
My Commission Expires Mar 22, 2025

_____
Notary Public
My commission expires: March 22nd, 2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
3rd day of November, 2021.

_____
Notary Public
My commission expires: 1/6/2025

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

File # 2021-3681

202111150151463

Tennessee Certification of Electronic Document

I, John A Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on NOV 5. 2021 (date of document).

Affiant Signature

NOV 9 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9 day of NOV, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

NOTARY PUBLIC

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025