Karen Johnson Davidson County
Batch# 756362 DEEDQC
11/16/2021 03:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211116-0152725

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
Robert C. Ashworth
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
ZK Holdings, LLC, a Tennessee limited liability company 801 Hillview Hts, Apt 211 Nashville, TN 37204	New Owner	105-14-0I-024.00-CO 105-14-0I-023.00-CO 105-14-0I-022.00-CO 105-14-0I-017.00-CO 105-14-0I-014.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **ZACHARY KOFFLER, AKA ZAC KOFFLER, A SINGLE PERSON**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **ZK HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

See **Exhibit A** attached hereto and incorporated herein by reference.

These parcels of real property are Improved property known as:

1. 801 Hillview Heights #201, Nashville, TN 37204 (Tract I: 105-14-0I-024.00-CO),
2. 801 Hillview Heights #202, Nashville, TN 37204 (Tract II: 105-14-0I-023.00-CO),
3. 801 Hillview Heights #203, Nashville, TN 37204 (Tract III: 105-14-0I-022.00-CO),
4. 801 Hillview Heights #208, Nashville, TN 37204 (Tract IV: 105-14-0I-017.00-CO),
5. 801 Hillview Heights #211, Nashville, TN 37204 (Tract V: 105-14-0I-014.00-CO).

The addresses are believed to be accurate, but such addresses are not part of the legal description. In the event of any discrepancy, the legal descriptions herein shall control. Said properties are conveyed subject to such limitations, restrictions and encumbrances as may affect each property. The legal descriptions are drawn from the prior deed of record as reflected in the deeds of conveyance to the Grantor. No title searches were requested or conducted. Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal descriptions. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

Signature and notary acknowledgment on following page.
The remainder of this page is left blank intentionally.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11 day of November, 2021.

Grantor:

Zachary Koffler ~~AKA~~ Zac Koffler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ZACHARY KOFFLER AKA ZAC KOFFLER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of November, 2021.

Notary Public

My Commission Expires
My commission expires: February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, this 11th day of November, 2021.

Notary Public

My Commission Expires
My Commission Expires: February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Tract I:
Land in Davidson County, Tennessee, being Unit 24, Studio 1 Lofts Condominium, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit

Being the same property conveyed to Zachary Koffler by Warranty Deed from Studio 1 GP AKA Studio I, GP, dated August 31st, 2020 of record in Instrument No. 20200903-0100433, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 23 as specified in the Plat shown in the Declaration of Studio 1 Lofts Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration for Studio 1 Lofts Condominiums, of record under Instrument No. 20140715-0062248, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration Reference is hereby made to the plan of Studio 1 Lofts Condominiums, for placement of Units, as shown on Exhibit "B" to the Declaration of Record under Instrument No. 20140715-0062248, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Zachary Koffler by Warranty deed from Studio 1 GP, AKA Studio I, GP of record in Instrument No. 20210510-0062582 Register's Office for Davidson County, Tennessee, dated April 21, 2021 and recorded May 10, 2021. Being also known as 801 Hillview Heights #202 23 Nashville, Tennessee 37204.

Tract III:
Land in Davidson County, Tennessee, being Unit 22, STUDIO1 LOFTS CONDOMINIUM, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a particular description of said unit.

Being the same property conveyed to Zac Koffler by Warranty deed from Studio 1 Nashville Apartments, LLC, dated October 29, 2014 and filed of record in Instrument No. 20141104-0101908, Register's Office for Davidson County, Tennessee.

Tract IV:
Land in Davidson County, Tennessee and being Unit No. 17 on the Horizontal Property Regime for Studio 1 Lofts Condominiums as recorded in the Declaration of record in Instrument Number 20140715-0062248, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being the same property conveyed to Zachary Koffler by Warranty deed from David L. Clark, Co-Trustee and Valerie Cathell Clark, Co-Trustees of the Clark Family Revocable Trust dated 7/10/18 and being of record in Instrument Number 20181210-0119918, Register's Office of Davidson County, Tennessee.

Tract V:
Land in Davidson County, Tennessee, being Unit 14, STUDIO1 LOFTS CONDOMINIUM, as established under Declaration of record in Instrument No.

20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Zac Koffler by Warranty deed from Studio 1 Nashville Apartments, LLC, filed for record in Instrument No. 20141028-0099072, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Robert C. Ashworth, 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 is a true and exact copy of the original document executed and authenticated according to law on November 11, 2021.

Signature

11-11-21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11th day of November, 2021

Hillary Torrence
Notary Public

My Commission Expires: 12/10/2024

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY