Karen Johnson Davidson County
Batch# 862323 DEEDQC
05/25/2022 11:06:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220525-0060666

This instrument prepared by:
DUDE REALTY HOLDINGS, LLC,
201 NE First Avenue
Delray Beach, Florida 33444

QUITCLAIM DEED

THIS TRANSACTION IS TAX EXEMPT PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(E).

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.:**
KHB HOLINGS, LLC 401 NE 19 Avenue, Deerfield Beach, Florida 33441	SAME	073-13-0-204.00

Dude Realty Holdings, LLC, a Florida limited liability company (the "Grantor") does hereby quitclaim unto the said **KBH Holdings, LLC, a Florida limited liability company** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described on Exhibit "A" and incorporated herein by reference.

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of a Marital Dissolution Agreement executed in the State of Florida.

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.

WITNESS our hands this 6 day of May, 2022.

DUDE REALTY HOLDINGS, LLC, a
Florida limited liability company

BY: _____
Michael Whalen, Manager

STATE OF Florida,

COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Whalen, manager of Dude Realty Holdings, LLC, a Florida limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained by signing the name of the limited liability company in his capacity as manager.

Witness my hand this 6 day of May, 2022.

DENISE CLARKE MY COMMISSION EXPIRES MARCH 18, 2025 #HH 065151 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

Denise Clarke

NOTARY PUBLIC

My Commission expires: 3/18/25

STATE OF Florida

COUNTY OF Broward

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement and that there was no other consideration given for the transfer.

Affiant

Subscribed and sworn before me this 6 day of May, 2022.

DENISE CLARKE MY COMMISSION EXPIRES MARCH 18, 2025 #HH 065151 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

Denise Clarke

NOTARY PUBLIC

My Commission Expires: 3/18/25

EXHIBIT A
PROPERTY'S LEGAL DESCRIPTION

Land in Davison County, Tennessee, being Lot No. 14 on the Plan of Dugger Heights, Section III, of record in Plat Book 1835, page 54, 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 Dude Realty Holdings, LLC, a Florida limited liability company, by deed from Andrew F. Hunt and Jamie L. Hunt, husband and wife, dated October 26, 2018, of records in Instrument No. 20181030-0107349, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matter shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1509 Lethia Drive, Nashville, TN 37206.