THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This conveyance is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. Sec. 67-4-409(a)(4)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

Joseph Pugliese
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF October 2022.

T J Elm
NOTARY PUBLIC

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

MY COMMISSION EXPIRES: 5-6-2026

ADDRESS NEW OWNER(S) AS FOLLOWS:
A3 1711 18th Ave South LLC
ATTN: Joseph Pugliese
1611 Valle Verde Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
same

MAP – PARCEL NUMBERS
104 08 0G 004.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Joseph Pugliese, do hereby remise, release and quitclaim unto A3 1711 18th Ave South LLC, a protected series of J&H Capital LLC, a Tennessee limited liability company, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. A-3, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Arlington Court, a Condominium, of record in Deed Book 6806, Page 22, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Joseph Pugliese by Warranty Deed dated November 24, 2021 from Traci LaShea Jones, of record as Instrument No. 20211203-0160970, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1711 18th Avenue South, A3, Nashville, TN 37212.

WITNESS my hand this 26 day of October, 2022.

Joseph Pugliese
Joseph Pugliese

Karen Johnson Davidson County
Batch# 936857 DEEDQC
11/02/2022 10:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221102-0118278

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

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

WITNESS my hand and official seal at Brentwood, TN, this 26 day of October, 2022.

Notary Public

My Commission Expires: 5-6-2026

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.