THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

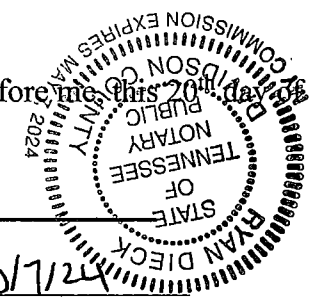
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me this 20th day of December, 2022.

Notary Public
My Commission Expires: 5/7/24



Karen Johnson Davidson County
Batch# 953677 DEEDQC
12/21/2022 10:26:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221221-0131719

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ABK Properties LLC 1880 Century Park East, #1600 Los Angeles, CA 90067	New Owner	Map and Parcel No.: 082-12-3E-402.00-CO

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, **AVRIEL BENJAMIN KAPLAN, an unmarried man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **ABK PROPERTIES LLC, a Tennessee limited liability company**, its heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 402, together with a percentage interest in the common elements, as established pursuant to the Declaration for Jolene on Main Residential Condominium, of record in Instrument No. 20210820-0112977, being shown on Plat attached thereto as Exhibit "D", Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description. This legal description was taken from the Scrivener's Affidavit correcting the same in Instrument No. 20221116-0121980, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Avriel Benjamin Kaplan, an unmarried man, by Warranty Deed from The Avenue on Main, GP, of record in Instrument No. 20220927-0106747, in the Register's Office for Davidson County, Tennessee, dated September 26, 2022 and recorded on September 27, 2022.

This is improved property known as: 815 Main Street, #402, Nashville, TN 37206.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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 20th day of December, 2022.

AVRIEL BENJAMIN KAPLAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Avriel Benjamin Kaplan, with whom I am personally acquainted or who provided sufficient proof, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 20th day of December, 2022.

Notary Public

My Commission Expires: 5/7/24

