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.

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

20221221-0131720

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

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

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.: 106-13-3B-001.00-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** (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:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 2082 Whitney Avenue Townhomes, a horizontal property regime with private elements, a townhome development established pursuant to the provision of the Tennessee Horizontal Property act, as the same is set out in Sec. 66-27-101, et seq. of the T.C.A., and under the Declaration of Covenants, Conditions and Restrictions establishing 2082 Whitney Avenue Townhomes, a horizontal property regime, of record in Instrument No. 20190315-0024075, 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, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration. This legal description having been taken from the prior recorded Deed referenced below.

Being the same property conveyed to Avriel Benjamin Kaplan by Warranty Deed from Julie W Hurst, Trustee of The Bruce A Hurst Operating Irrevocable Investment Services Trust, dated April 9th, 2019, of record in Instrument No. 20191226-0132993, in the Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on December 26, 2019.

This is improved property known as: 2082A Whitney Ave, Nashville, TN 37210.

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

