Karen Johnson Davidson County
Batch# 958994 DEEDQC
01/09/2023 09:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230109-0001533

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Coy LLC 1009 Hancock Street Brooklyn, NY 11221	New owner	093-16-0A-002.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gavin Hubbard, an unmarried person and Austin Moldow, a married person**, by these presents do hereby quitclaim and convey unto, **Coy LLC, a Delaware limited liability company**, its successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Unit 72B, 72 Maury Street Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 72 Maury Street Residences of record in Instrument Number 20180102-0000651, 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 Jason Oggs and James Brown by Quitclaim deed from Josh Hellmer, Charles McTorry, Jason Oggs and James Brown of record in Instrument No. 20180215-0014966, and corrected by Corrective Quitclaim Deed of record in Instrument No. 20180313-0023492, Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 15, 2015.

Being the same property conveyed to Gavin Hubbard and Austin Moldow, as tenants in common, by Warranty Deed from Jason Oggs, married and James Brown, married of record in Instrument No. 20181213-0121485, Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 13, 2018.

Being also known as 72B Maury Street, Nashville, TN 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 9TH day of JANUARY, 2023.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

This being investment property only, having never been the personal residence of Grantors at any time, Grantors warrant that they have never lived in the subject property as married persons and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed on this 4th day of January, 2023.

Gavin Hubbard

Austin Moldow

STATE OF NEW YORK
COUNTY OF Queens NY.

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Gavin Hubbard and Austin Moldow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of January, 2023.

Bruce P. Carney
Notary Public

My Commission Expires: 9/18/2025

Bruce P. Carney
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CA6364761
Qualified in Queens County
Commission Expires September 18, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on January 9, 2023 (date of document).

Affiant Signature

January 9, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9th day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023