Karen Johnson Davidson County
Batch# 987173 DEEDQC
03/31/2023 10:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230331-0023373

DEED
RECORD_____ PAGE_____

Above Space for Recorder's Use Only

Send Tax Statements to New Owner at:
JOEO Holdings, LLC – Series 938 Spain
711 Signal Mountain Rd #335
Chattanooga, TN 37404

Tax Parcel ID No. 072 09 2K 001.00

QUITCLAIM DEED

On March 14th, 2023, THE GRANTOR, **OGORSOLKA REVOCABLE TRUST,** of 711 Signal Mountain Rd #335, Chattanooga, TN 37404, for and in true consideration of Ten Dollars and other valuable consideration in hand, hereby bargains, sells, releases, remises, quit claims, and conveys all right, title, and interest in the following real estate to

THE GRANTEE, JOEO Holdings, LLC – Series 938 Spain of 711 Signal Mountain Road #335, Chattanooga, TN 37404, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 938 Spain Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 938 Spain Avenue, a Horizontal Property Regime, of record in Instrument No. 20160309-0022791, in the Register's office for Davidson County, Tennessee, and with 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.

Being part of the same property conveyed to Ogorsolka Revocable Trust, dated February 22, 2006 by Warranty Deed from Margaret E. Manning, unmarried, of record in Instrument No. 20230110-0002054, in the Register's Office of Davidson County, Tennessee, dated December 22, 2022 and recorded on January 10, 2023.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be

Prepared by:
The Center for Financial,
Legal, and Tax Planning, Inc.
4501 W. DeYoung St. Ste. 200
Marion, IL 62959

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bush Spain's Subdivision of Part of the Zack Stull Lands, as recorded in Book 161, Page 129. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160309-0022791.

This is improved property located at 938A Spain Avenue Nashville TN 37216

Situated in the County of Davidson and State of Tennessee, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Tennessee.

The Property Address: 938A Spain Avenue, Nashville TN 37216.

Prepared by:
The Center for Financial,
Legal, and Tax Planning, Inc.
4501 W. DeYoung St. Ste. 200
Marion, IL 62959

Dated this 14th day of March, 2023.

IN WITNESS WHEREOF, the undersigned have executed this document on the date set forth above.

Eric J. Ogorsolka, Trustee
Ogorsolka Revocable Trust

Jill Ogorsolka, Trustee
Ogorsolka Revocable Trust

STATE OF TENNESSEE)
COUNTY OF Davidson)

This instrument was acknowledged before me on March 14, 2023 by Eric Ogorsolka and Jill Ogorsolka

Audria L. Higgins
Notary Public

My Commission Expires 12/14/2026

AUDRIA L. HIGGINS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Andrea L. Higgins
Notary Public

My Commission Expires 12/14/2026

AUDRIA L. HIGGINS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

This Quitclaim Deed is three (3) pages.

Tennessee Certification of Electronic Document

I, Ali Zeigler Schramm, 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 March 14, 2023 (date of document).

Affiant Signature

March 14, 2023
Date

State of Illinois

County of Williamson

Sworn to and subscribed before me this 14th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/29/25

NOTARY'S SEAL

OFFICIAL SEAL
LACIE HENSON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/29/2025