Karen Johnson Davidson County
Batch# 995803 DEEDQC
04/25/2023 09:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230425-0030232

AFTER RECORDING RETURN TO:
Prominent Title Agency, LLC
7365 East Kemper Road
Suite B
Cincinnati, OH 45249
File No. 709 Kent Road

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 096 09 0A 709.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 8th day of March, 2023 by and between **Mandy B, LLC,** a Tennessee limited liability company, located at 2444 Madison Road, Unit 1606, Cincinnati, Ohio 45208, hereinafter referred to as Grantor(s) and **Mandy S. Barbara, Trustee of the Mandy S. Barbara Declaration of Trust dated February 10, 2014,** residing at 2444 Madison Road, Unit 1606, Cincinnati, Ohio 45208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 709 Kent Road, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/21/2012 under Instrument Number: Instrument No. 20120821-0075186 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Mandy B, LLC

Mandy S. Barbara

Name: Mandy S. Barbara
Title: Sole Member

STATE OF Ohio
COUNTY OF Hamilton

Before me, Nicholas A. Lorenz, a Notary Public, of the State and County mentioned, personally appeared Mandy S. Barbara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of **Mandy B, LLC**, a Tennessee limited liability company, the within named Grantor and that such Grantor executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Cincinnati, OH, this 8th day of ~~February~~ March, 2023.

Notary Public

My Commission expires: June 13, 2025

NOTARY PUBLIC STATE OF OHIO

NICHOLAS A. LORENZ
Notary Public, State of Ohio
My Commission Expires
June 13, 2025
COMMISSION: 2015-RE-528837

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Mandy S Barbara
Affiant

Print Name: MANDY S. BARBARA

STATE OF OHIO
COUNTY OF HAMILTON

Subscribed and sworn to before me this 8th day of MARCH, 2023.

Notary Public
My Commission Expires: JUNE 13, 2025

NOTARY PUBLIC STATE OF OHIO

NICHOLAS A. LORENZ
Notary Public, State of Ohio
My Commission Expires
June 13, 2025
COMMISSION: 2015-RE-528837

Name and address for person(s) responsible for taxes:

Mandy S. Barbara, Trustee of the Mandy S. Barbara Declaration of Trust dated February 10, 2014

2444 MADISON RD., UNIT 1606, CINCINNATI, OH 45208

Name and address of property owner:

Mandy S. Barbara, Trustee of the Mandy S. Barbara Declaration of Trust dated February 10, 2014

2444 MADISON RD., UNIT 1606, CINCINNATI, OH 45208

Tennessee Certification of Electronic Document

I, NICHOLAS A. LORENZ, 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 8, 2023 (date of document).

Affiant Signature

MARCH 8, 2023
Date

STATE OF OHIO
COUNTY OF HAMILTON

Sworn to and subscribed before me this 8TH day of MARCH, 2023.

Notary's Signature

My Commission Expires: _____

NOTARY'S SEAL

NOTARY PUBLIC STATE OF OHIO

STUART R. SUSSKIND
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C.

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 709, on the plan of EMERY PLACE CONDOMINIUMS, as shown of record in Plat Book 6250, Page 719, and established by the Declaration of Covenants, Conditions and Restrictions of record in Book 6715, Page 96 and amended by Book 6783, Page 205, Book 6845, Page 515 and Book 8048, Page 351, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association Owners.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 6250, Page 719, (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6715, Page 96, and amended in Book 6783, Page 205, Book 6845, Page 515 and Book 8048, Page 351, (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as shown of record in Book 6:M2, Page 521, (4) Storm Water Detention Agreement of record in Book 6623, Page 109, (5) By-Laws of record in Instrument No. 20080118-0006025, (6) Charter of the Homeowner's Association of record in Book 6647, Page 466 and Book 6724, Page 627, and (7) Conveyance of Common Areas/Open Spaces to Homeowner's Association of record in Book 6887, Page 730, Book 6947, Page 944, Register's Office for Davidson County, Tennessee.

Parcel ID Number: 096 09 0A 709.00

Property commonly known as: 709 Kent Road, Nashville, TN 37214