THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215**	~~STATE OF TENNESSEE~~) State of NY ~~COUNTY OF DAVIDSON~~) County of New York The actual consideration for this transfer is $0 00 Affiant Subscribed and sworn to before me, this 28 day of July, 2023 Notary Public My Commission Expires. 09/28/24

JUSTIN FANG
NOTARY PUBLIC-STATE OF NEW YORK
No 01FA6409247
Qualified in Queens County
My Commission Expires 09-28-2024

QUITCLAIM DEED

Address New Owner. Bogdan May 420 Walton Lane, Apartment K-59 Madison, TN 37115	Send Tax Bills To: New Owner	Tax Information 051-15-0A-059 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, **Praesto Property Management, Inc., a New York Corporation,** referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Bogdan May, unmarried,** his successors and assigns all of its rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows

Land in Davidson County, Tennessee, being Unit Number K59 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Page(s) 89 and 90, Register's Office for Davidson County, together with an undivided interest in the common Elements of the Quail Homeowner's Association, all described in Book 6328, Page 44 et esq , said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to Praesto Property Management, Inc by Warranty Deed from Billy E Hollis, unmarried and Robert C Williams, unmarried as tenants in common with rights of survivorship of record in Instrument No 20170327-0029730, said Register's Office

This is improved property known as 420 Walton Lane, Apartment K-59, Madison, TN 37115.

Karen Johnson Davidson County
Batch# 1033751 **DEEDQC**
08/02/2023 11 17 49 AM 2 pgs
Fees $12 00 Taxes $0 00

20230802-0059624

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of July, 2023

Praesto Property Management, Inc

By Bogdan May, Sole Member

~~STATE OF TENNESSEE~~) State of New York
~~COUNTY OF WILLIAMSON~~) County of New York

Before me, the undersigned, of the State and County aforesaid, personally appeared Bogdan May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Praesto Property Management, Inc , a New York corporation, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member

Witness my hand and official seal at office, this 28 day of July, 2023

Notary Public

My Commission Expires 09/28/24

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