Karen Johnson Davidson County
Batch# 1040042 DEEDQC
08/18/2023 01:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230818-0064733

Name and Address of New Owner:
Aion Properties LLC.
116 Agnes Road Ste 200
Knoxville TN 37919
Send Tax Bills To:
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105-03-01-002.00-CO 1065B 2nd

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Clark Thomas Zuker,** "the Grantors," convey and quitclaim any interest they have unto **Aion Properties, LLC., a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

SEE EXHIBIT A

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 18th day of July, 2023.

Clark Thomas Zuker

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Clark Thomas Zuker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of July, 2023.

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 18th day of July, 2023.

Notary Public
My commission expires: 3/3/25

File #2023-5998-DL

Land in Davidson County, Tennessee, being Unit No. 1B, on the Horizontal Property Regime for 1067 2nd Avenue South Townhomes, as established in the Declaration of record in Instrument No. 20150130-0008986, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Clark Zuker by deed of record as 20151228-0129487 said Register's Office

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 August 18, 2023 (date of document).

Regina Sullo
Affiant Signature

August 18, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 18th day of August, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026