Karen Johnson Davidson County
Batch# 1045050 DEEDQC
08/31/2023 03 42 42 PM 7 pgs
Fees $37 00 Taxes $0 00
20230831-0068489

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

X-0557
Box #14

Quitclaim Deed

Address New Owner as Follows:	**Map and Parcel Numbers:**	**Send Tax Bills to:**
506 S. Gallatin, LLC Attn: Keith A. Kornman, Esq. 400 Poydras St., Suite 2600 New Orleans, LA 70130	04216016800	New Owner

For and in consideration of the sum of One ($1.00) Dollar paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth S. Kornman**, a resident of the State of Florida, **Kay A. Kornman**, a resident of Washington, D.C., **Naomi G. Kornman**, a resident of the State of Louisiana, and **Keith A. Kornman**, a resident of the State of Louisiana and Trustee of the Adrian Stephen Kornman Trust FBO Keith A. Kornman (collectively, "**Grantors**"), do hereby transfer and quitclaim unto **506 S. Gallatin, LLC,** a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I
A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by N. R. Swann, Jr., Surveyor, December 1, 1951, as follows:

Beginning at an iron pin on the westerly margin of the Gallatin Pike 85 feet southerly from the intersection of the westerly margin of said Gallatin Pike and the center line of Madison Avenue, said point being also 176 feet northerly from the northeast corner of Stratton School; thence westwardly 150 feet to an iron pin; thence southwardly 50.5 feet to an iron pin; thence eastwardly 150 feet to an iron pin on the westerly margin of said pike; thence with the westerly margin of said pike northwardly 50.5 feet to the beginning.

TRACT II
A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northwest corner of the property conveyed to Ray E. Garrett and wife, by deed from Anna White Doolittle, of record in Book 2030, page 427, Register's Office for Davidson County, Tennessee, said point being also 150 feet west of the westerly

margin of Gallatin Pike; thence with the western boundary line of said Garrett property southerly 50.5 feet; thence westerly 50 feet; thence northerly 50.5 feet to a point in the southern boundary line of the property leased to the First American National Bank by Anna White Doolittle, of record in Book 1999, page 275, said Register's Office; thence with said bank's southern boundary line easterly 50 feet to the beginning.

Being all of the same property conveyed to Morris Kornman and wife, Rachel M. Kornman, by Installment Deed dated May 1, 1961, from Ray E. Garrett and wife, Ruth F. Garrett, of record in Book 3221 Page 491, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Morris Kornman and wife, Rachel M. Kornman, as tenants in common, by Quitclaim Deed dated November 28, 1988, from Morris Kornman, Rachel M. Kornman, and James C. Gooch, Trustee, of record in Book 7714 Page 422 and further conveyed to Morris Kornman by Quitclaim Deed dated January 19, 1990, from Rachel M. Kornman of record in Book 8030 Page 352, said Register's Office. The said Morris Kornman having died testate on April 20, 1990. Pursuant to the Last Will and Testament of Morris Kornman of record in Will Book 170 Page 632, Probate Court for Davidson County, Tennessee, Rachel M. Kornman was appointed as Executor of the Estate with power to sell. The said property was further conveyed to Rachel M. Kornman, Trustee of the Rachel M. Kornman Family Trust by Executor's Deed dated November 5, 1990, from Rachel M. Kornman, as Executor, of record in Book 8234 Page 317, said Register's Office. The said Rachel M. Kornman having died on December 24, 2016. The said property was further conveyed to Adrian S. Kornman, Kenneth S. Kornman, and Kay A. Kornman, as equal tenants in common, by Trustee's Quitclaim Deed dated October 12, 2018, from Adrian S. Kornman, Kenneth S. Kornman, and Kay A. Kornman, as (successor) Co-Trustees of the Rachel M. Kornman Family Trust, of record in Instrument No. 20181026-0106288, said Register's Office. The said Adrian S. Kornman having died testate on January 15, 2020, leaving a Last Will and Testament which was admitted to probate in the 24th Judicial District Court for the Parish of Jefferson, State of Louisiana, in Matter Number 805-460, Succession of Adrian Stephen Kornman. Pursuant to said Will, the interest that Adrian S. Kornman held in the Property was further conveyed to Naomi G. Kornman and the Adrian Stephen Kornman Trust FBO Keith A. Kornman, with Keith A. Kornman serving as Trustee. A certified copy of the probated Will is recorded as Instrument Number 20230831-0068485 in said Register's Office to serve as a muniment of title pursuant to Tenn. Code Ann. § 32-5-109.

This is improved property known as **506 Gallatin Pike South, Madison, Tennessee 37115** (the "**Property**").

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The purpose of this instrument is to divest the Grantors of all interests that they hold in the Property and to vest such interests solely in 506 S. Gallatin, LLC.

Signature Page for Quitclaim Deed – Kenneth S. Kornman

IN WITNESS WHEREOF, this instrument has been executed this 12th day of June, 2023.

Kenneth S. Kornman

Kenneth S. Kornman

STATE OF FLORIDA
COUNTY OF Palm Beach

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Kenneth S. Kornman,** with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Palm Beach (City), Florida, this 12 day of June, 2023.

KENNETH OATES
Notary Public - State of Florida
Commission # HH 384393
My Comm. Expires Apr 21, 2027

Notary Public
My Commission Expires: 04/21/2027

Signature Page for Quitclaim Deed Continued – Kay A. Kornman

IN WITNESS WHEREOF, this instrument has been executed this 18th day of July, 2023

Kay A. Kornman

STATE OF Virginia
COUNTY OF Fairfax

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Kay A. Kornman**, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at Fairfax (City), Virginia (State), this 18th day of July, 2023

Notary Public
My Commission Expires 04/30/2024

BRENDA C BUTLER
NOTARY PUBLIC
REG #7900665
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2024

Signature Page for Quitclaim Deed Continued – Naomi G. Kornman

IN WITNESS WHEREOF, this instrument has been executed this 11 day of July, 2023.

Naomi G. Kornman

Naomi G. Kornman

STATE OF LOUISIANA
PARISH OF Orleans

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Naomi G. Kornman**, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at New Orleans (City), Louisiana, this 17 day of July, 2023.

Notary Public
My Commission Expires: At death

CHARLES B. LONG
Bar #22824 Notary ID [illegible]
State of Louisiana
Commission For Life

Signature Page for Quitclaim Deed Continued –
The Adrian Stephen Kornman Trust FBO Keith A. Kornman

IN WITNESS WHEREOF, this instrument has been executed this 11th day of July, 2023.

The Adrian Stephen Kornman Trust FBO Keith A. Kornman

By: _____
Keith A. Kornman, Trustee

STATE OF LOUISIANA
PARISH OF Orleans

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Keith A. Kornman, Trustee of the Adrian Stephen Kornman Trust FBO Keith A. Kornman**, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at New Orleans (City), Louisiana, this 11th day of July, 2023.

_____
Notary Public
My Commission Expires: At death

CHARLES B. LONG
Bar #22824 Notary ID #88990
State of Louisiana
Commission For Life

Affidavit of Consideration

STATE OF Louisiana
COUNTY/PARISH OF Orleans

The actual consideration for this transfer is $-0-.

Affiant: **506 S. Gallatin, LLC**
By: **Keith A. Kornman, Manager**

Subscribed and sworn to before me this 11th day of July, 2023.

Notary Public
My Commission Expires: At death

CHARLES B. LONG
Bar #22824 Notary ID #68990
State of Louisiana
Commission For Life