Karen Johnson Davidson County
Batch# 1057805 DEEDQC
10/04/2023 03:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231004-0078248

HEIDI S. WILLIAMS
Notary Public, State of New York
Registration No. 01WI6163074
Qualified in Suffolk County
Commission Expires Mar. 19, 2027

(Notary Stamp)

STATE OF New York
COUNTY OF Suffolk

The actual consideration or value for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2023.

Notary Public

My commission expires: March 19, 2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd. Ste. 102, Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
JTK Property South LLC, a Tennessee Limited Liability Company	New Owner	081-16-2A-001.00-CO
24 Shore Oaks Dr.		
Stony Brook, NY 11790		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **Jay Kuhn and Tracy Kuhn, husband and wife** (hereinafter the "Grantor"), hereby quitclaim and convey to **JTK Property South LLC, a Tennessee Limited Liability Company** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that we have in and to the following real property located in **Davidson** County, Tennessee, being further described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of Scovel Row, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Scovel Row, a Horizontal Property Regime, of record in Instrument Number 20190919-0094897, in the Register' office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jay Kuhn and Tracy Kuhn, husband and wife by Warranty deed from Crafton Properties LLC, a Georgia Limited Liability Company, of record in Instrument No. 20230929-0076746, Register's Office for Davidson County, Tennessee, dated 09/21/2023 and recorded on 09/29/2023.

BEING also known as **1037 Scovel Street Unit E, Nashville, TN 37208.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 3rd day of October, 2023.

Jay Kuhn

Tracy Kuhn

STATE OF New York
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jay Kuhn and Tracy Kuhn**, with whom I am personally acquainted (or who proved to me identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of October, 2023.

Notary Public
My Commission Expires: March 19, 2027

HEIDI S. WILLIAMS
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Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 10/3/2023 (date of document).

Affiant Signature

10/4/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 4 day of Oct., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County