This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 6-18096-RL

Karen Johnson Davidson County
Batch# 1058530 DEEDQC
10/06/2023 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231006-0078874

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~DAVIDSON~~ Berkeley

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 4th day of October, 2023.

Notary Public
My Commission Expires: 02/24/2030

AMELIA R. MUNKBERG NOTARY PUBLIC My Commission Expires 02/24/2030 SOUTH CAROLINA

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1417 Calvin LLC 1502 Thompson Ave Sullivans Island, SC 29482	New Owner	Map 083-05-0 Parcel 413.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Nelson R. Ploch and Samantha Ploch, husband and wife** ("Grantor"), do hereby quitclaim and convey unto, **1417 Calvin LLC, a South Carolina Limited Liability Company** ("Grantee"), its successors and assigns, any and all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Webb and Johnson's Subdivision, of record in Plat Book 57, Page 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nelson R. Ploch and Samantha Ploch, husband and wife, by Warranty Deed dated February 19th, 2021 from Richard Piliponis and Heather Piliponis, husband and wife, of record in Instrument No. 20210223-0022472, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Piliponis and Heather Piliponis, husband and wife, by Deed dated November 22, 2019 from Marchelle Bradanini, Trustee of MorrisBradanini Family 2016 Trust dated January 25, 2016, of record in Instrument No. 20191203-0124391, Register's Office for Davidson County, Tennessee.

This is **improved** property located at: **1417 Calvin Avenue, Nashville, TN 37206.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2023.

GRANTOR:

Nelson R. Ploch

Samantha Ploch

STATE OF South Carolina
COUNTY OF Berkeley

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Nelson R. Ploch and Samantha Ploch,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of October, 2023.

AMELIA R. MUNKBERG
My Commission Expires
NOTARY PUBLIC
02/24/2030
SOUTH CAROLINA

Notary Public
My Commission expires: 02/24/2030

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/4/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/4/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of October, 2023

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

