Name and Address of New Owners:
Anaya Kuloba Real Estate Holdings LLC
7277 Charlotte Pike, Unit 259
Nashville, Tennessee 37209

This Instrument Prepared By:
(Please Return Document to this Address)
John W. Rodgers, Attorney
Kious, Rodgers, Barger & Sanderson, PLLC
503 North Maple Street
Murfreesboro, Tennessee 37130

Send Tax Statements To:
SAME AS ABOVE

Map & Parcel: 114-08-0C-068.00-CO

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BRUNO KULOBA and SHANICE KULOBA (f/k/a SHANICE ALGARIN),** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ANAYA KULOBA REAL ESTATE HOLDINGS LLC, a Florida limited liability company,** hereinafter called the GRANTEES, its successors and assigns, that certain tract or parcel of real estate in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit 65 of West Park Phase 2 as established by Covenants, conditions and restrictions for West Park Homeowners Association, Inc., of record In instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants Conditions, and Restrictions an By-laws for west Park Homeowner's association, Inc of record as Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee and as further set out on a Plan of West Park Phase 2 of record In Instrument No, 20041112-0136248, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Bruno Kuloba and Shanice Kuloba (f/k/a Shanice Algarin) by Warranty Deed from Bruno Kuloba dated January 9, 2020, and filed for record in Instrument Number 20210225-0024250, Register's Office of Davidson County, Tennessee.

This is improved property known as: 7277 Charlotte Pike, Unit 259, Nashville, Tennessee 37209.

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

[SIGNATURE PAGE TO FOLLOW]

Karen Johnson Davidson County
Batch# 1067490 DEEDQC
11/02/2023 08:25:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231102-0085678

WITNESS our hands this 24 day of October, 2023.

BRUNO KULOBA

SHANICE KULOBA, f/k/a Shanice Algarin

STATE OF Florida

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRUNO KULOBA and SHANICE KULOBA (f/k/a Shanice Algarin) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24 day of October, 2023.

DAIRA COLON GONZALEZ
Notary Public
State of Florida
Comm# HH329776
Expires 11/7/2026

Notary Public
My Commission expires: 11/07/2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and shown to before me, this the 24 day of October, 2023.

DAIRA COLON GONZALEZ
Notary Public
State of Florida
Comm# HH329776
Expires 11/7/2026

Notary Public
My Commission Expires: 11/07/2026