QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on NOV 1st, 2023.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE BOSO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Aluoch Properties, LLC 109 Camerado Ln Hendersonville, TN 37075	New Owner	080 07 0 108.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Daniel O. Aluoch and Lynette A. Aluoch, husband and wife, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Aluoch Properties, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Certain real property situate in City of Nashville, Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 442 on the plan of Bordeaux Hills, Section 9, which plan appears of record in Book 4175, page 116, Register's Office of said County, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Daniel O. Aluoch and Lynette A. Aluoch, husband and wife, by Warranty Deed from Evelyn Sue Botts, unmarried, dated January 9th, 2008 and recorded January 11th, 2008, of record in Instrument No. 20080111-0003511, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3344 Hospital Ln., Nashville, TN 37218.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 1067667 DEEDQC
11/02/2023 12:31:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231102-0085898

WITNESS my hand on NOV 1st, 2023.

Daniel O. Aluoch

Daniel O. Aluoch

Lynette A. Aluoch

Lynette A. Aluoch

STATE OF TN

COUNTY OF Davidson

On NOV 1, 2023, before me personally appeared Daniel O. Aluoch, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 1st NOV., 2023.

NOTARY PUBLIC

My Commission Expires: 9/8/25

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

STATE OF TN

COUNTY OF Davidson

On NOV 1st, 2023, before me personally appeared Lynette A. Aluoch, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 1st NOV., 2023.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025