This Instrument Prepared By:

Name: Kiera Sullivan
Address: 110 East 59th Street, 23rd Floor
New York, New York 10022

After Recording Return To:

Name: Kiera Sullivan
Address: 110 East 59th Street, 23rd Floor
New York, New York 10022

Karen Johnson Davidson County
Batch# 1072291 DEEDQC
11/15/2023 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231115-0089207

Space above this line for recorder's use only

QUIT CLAIM DEED

STATE OF TENNESSEE
DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that JACOB BENKOVSKI, a MARRIED MAN, residing at 3413 Dakota Avenue, Nashville, Tennessee 37209 on February 27, 2023 for and in consideration of the sum of One Dollar ($1.00) does hereby bargain, sell, release, remise, quitclaim and convey unto MAJ JAM LLC, a TENNESSEE LIMITED LIABILITY COMPANY, with an office at 3413 Dakota Avenue, Nashville, Tennessee 37209 all rights, title, and interest in and to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Parcel Number 092-13-0-435.00

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Hortense Place of record in Plat Book 161, Page 167, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George N. Spiva, married by Warranty Deed from Kenneth McEwen, married of record in Instrument No. 20120201-0009254 Register's Office for Davidson County, Tennessee, dated January 30, 2012 and recorded on February 1, 2012.

Being the same property conveyed to George N. Spiva as a 99% tenant in common and William B. Spiva as 1% tenant in common by Quitclaim deed from George N. Spiva of record in Instrument No. 20171005-0102146 Register's Office for Davidson County, Tennessee, dated October 2, 2017 and recorded on October 5, 2017.

Being the same property conveyed by Jacob Benkovski by Warranty Deed from George N. Spiva and William B. Spiva a/k/a William Brooks Spiva of record in Instrument No. 20200113-0004249 Register's Office Davidson County, Tennessee, dated January 7, 2020 and recorded on January 13, 2020.

The address of the herein described property is believed to be 3413 Dakota Avenue, Nashville, Tennessee 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

A Preceding Instrument Has Been Recorded: ☐Yes ☐No
Instrument Type: Quitclaim Deed
Office Where Recorded: _____
Book and Page Number: _____

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 02/27/2023

Jacob Benkovski

STATE OF NY
COUNTY OF NY

On the 27th day of ~~November~~ February in the year ~~2022~~ 2023 before me, the undersigned, personally appeared Jacob Benkovski personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

Roman Tabatchouk, Esq.
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02TA0288507
Qualified in New York County
Commission Expires September 9, 2025

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00.

Affiant

Subscribed and sworn before me, this 27th day of February, 2023.

Notary

Roman Tabatchouk, Esq.
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02TA6288507
Qualified in New York County
Commission Expires September 9, 2025

Tennessee Certification of Electronic Document

I, Roman Tabatchouk, 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 2/27/2023 (date of document).

Affiant Signature

11/15/23
Date

State of New Jersey

County of Morris

Sworn to and subscribed before me this 15th day of November, 2023.

Notary's Signature - Joseph Valente
Attorney-at-law

MY COMMISSION EXPIRES:

NOTARY'S SEAL