Davidson County
Batch # 1082885 DEEDQC
12/18/2023 08:26:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231218-0097091

THIS INSTRUMENT PREPARED BY:

J. KASEY TALBOTT, Attorney at Law
Centerpoint Group Law Firm
805 S. Church St., Suite 11
Murfreesboro, TN 37130

NAME AND ADDRESS OF NEW OWNERS:

Joseph Patito and Kathleen Patito
550 W. 45th St. Apt 2903
New York, NY 10036

SEND TAX BILLS TO: SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND CENTERPOINT GROUP LAW FIRM, AND ITS ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map No. 91-06-1S; Parcel No. 2.00)

THIS INSTRUMENT made and entered into on this the 11th day of December, 2023, by and between, **903B MARILYN, LLC, a Tennessee Limited Liability Company**, ("Grantor"), and **JOSEPH PATITO, an undivided thirty-two point seven percent interest (32.7%), and KATHLEEEN PATITO, an undivided sixty-seven point three percent interest (67.3%), as TENANTS IN COMMON** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Unit B, on the Plan of 903 at Marilyn Lifestyle, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20191219- 0131166, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 903B MARILYN, LLC, a Tennessee Limited Liability Company from Joseph Patito, an unmarried man, by Quitclaim Deed dated

11/21/2022 and recorded 12/19/2022, in Instrument No. 20221219-0130555, Register's Office of Davidson County.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 903 B Marilyn Road, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 11th day of December, 2023

903B Marilyn, LLC

JOSEPH C. PATITO, Managing Member

STATE OF New York)

COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Joseph C. Patito, the Managing Member of 903B Marilyn, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at 145 E 57th St., this 11th day of December, 2023.

Notary Public

My Commission Expires: March 2nd, 2027

PEYTON FLAKE
Notary Public - State of New York
NO. 01FL0002144
Qualified in Kings County
My Commission Expires Mar 2, 2027

AFFIDAVIT

STATE OF Tennessee)

COUNTY OF Rutherford)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 13 day of December 2023.

SHELBY HILLIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2027
RUTHERFORD COUNTY

Notary Public