Karen Johnson
Batch # 1086376
12/29/2023 08:05:54 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231229-0099923

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This conveyance is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. Sec. 67-4-409(a)(4)

STATE OF TENNESSEE
COUNTY OF WILLIAM

THE ACTUAL CONSIDERATIO
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS: $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 27 DAY OF December, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-6-2026

THOMAS J. ELMLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joseph Pugliese
1611 Valle Verde Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
same

MAP – PARCEL NUMBERS:
161-15-0B-62.00-CO

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, 3722 Lausanne Drive LLC, a protected series of J&H Capital LLC, a Tennessee limited liability company, does hereby remise, release and quitclaim unto Joseph Pugliese, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 225 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

Being the same property conveyed to 3722 Lausanne Drive LLC, a protected series of J&H Capital LLC, a Tennessee limited liability company, by Quitclaim Deed dated October 26, 2022, 2020 from Joseph Pugliese, of record as Instrument No. 20221102-0118280, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3722 Lausanne Drive, Nashville, TN 37211.

WITNESS my hand this 27 day of December, 2023.

3722 Lausanne Drive LLC, a protected series of J&H Capital LLC, a Tennessee limited liability company:

By: Joseph Pugliese Member, Manager
Joseph Pugliese, Member/Manager

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Before me, Thomas J. Elmlinger, a notary public of the state and county mentioned, personally appeared Joseph Pugliese with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member/Manager of 3722 Lausanne Drive LLC, a protected series of J&H Capital LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that such Joseph Pugliese as such Member/Manger, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member/Manager.

Witness my hand, at office, this 27 day of December 20 23.

THOMAS J. ELMLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5-6-2026

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.