Karen Johnson
Batch # 1086376
12/29/2023 08:05:54 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231229-0099924

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 TENNESSE
COUNTY OF WILLIA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

Joseph Pu

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
104 08 0G 004.00

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, A3 1711 18th Ave South 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. A-3, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Arlington Court, a Condominium, of record in Deed Book 6806, Page 22, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to A3 1711 18th Ave South LLC, a protected series of J&H Capital LLC, a Tennessee limited liability company, by Quitclaim Deed dated October 26, 2022 from Joseph Pugliese, of record as Instrument No. 20221102-0118278, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1711 18th Avenue South, A3, Nashville, TN 37212.

WITNESS my hand this 27 day of December, 2023.

A3 1711 18th Ave South 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 A3 1711 18th Ave South 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.

Notary Public

My Commission Expires: 5-6-2026

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

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