Karen Johnson
Batch # 1086378
12/29/2023 08:08:30 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231229-0099926

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 TENNES
COUNTY OF WILLI

THE ACTUAL CONSIDERATION OR VALUE, 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 NUMBER:
31-05-0B-239.00-C

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, 239 Summit Ridge 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 239, on the Plat of Four Seasons Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and by-laws, of record in Book 6841, Page 349, and as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominiums as shown as Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of
said unit.

Being the same property conveyed to 239 Summit Ridge Drive 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. 20221102-0118121, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 239 Summit Ridge Drive, Nashville, TN 37215.

WITNESS my hand this 27 day of December, 2023.

239 Summit Ridge Drive LLC, a protected series of J&H Capital LLC, a Tennessee limited liability company

By: 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 239 Summit Ridge 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, 2023.

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.