This Instrument Prepared By:
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Henderson, NV 89014
Phone: 702-736-6400

Karen Johnson Davidson County
Batch# 1104222 DEEDQC
02/23/2024 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240223-0012533

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Joseph Pugliese 1611 Valle Verde Drive Brentwood, TN 37027	Joseph Pugliese 1611 Valle Verde Drive Brentwood, TN 37027	Map/Parcel: 104 08 0G 004.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **A4 1711 18th Ave South LLC, a Protected Series of J&H Capital LLC, a Tennessee Limited Liability Company** by these presents do hereby quitclaim and convey unto the said **Joseph Pugliese, an unmarried man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A-4, 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.

The express purpose of this conveyance is to transfer from LLC to sole member.

This is unimproved ( ) property known as 1711 18th Avenue South Unit A-4, Nashville, TN 37212
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded under Instrument # 20221102-0118279 in the Register's Office of Davidson County, Tennessee

Witness our hand this 16 day of February, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

A4 1711 18th Ave South LLC, a Protected Series of J&H Capital LLC, a Tennessee Limited Liability Company

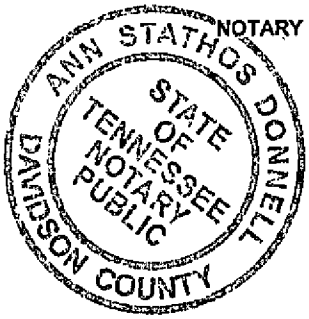
By: Joseph Pugliese
Corporate Officer
Printed Name & Title: Joseph Pugliese, Sole Member
Of A4 1711 18th Ave South LLC, a Protected Series of J&H Capital LLC, a Tennessee Limited Liability Company

ACKNOWLEDGMENT

STATE OF TN)
ss
COUNTY OF Davidson)

Before me, Ann Stathos Donnell, a Notary Public of the State and County aforesaid, by means of [X] physical presence or [ ] online notarization 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 himself to be Sole Member of A4 1711 18th Ave South LLC, a Protected Series of J&H Capital LLC, a Tennessee Limited Liability Company the within named bargainor, a federally chartered corporation, and that he/she as such Sole Member executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as Sole Member.

NOTARY STAMP/SEAL



WITNESS my hand and official seal, at office in Brentwood TN
this 16 day of Feb, 2024.

NOTARY PUBLIC
Notary Commission Expires: 09/02/24

AFFIDAVIT OF VALUE

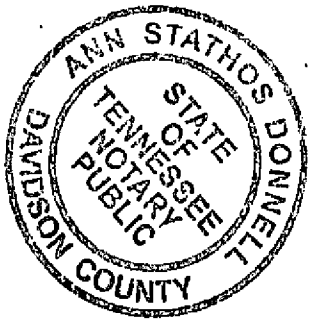
STATE OF TN)
ss
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $ 1.00

Subscribed and sworn to before me this the 16 day of February, 2024
(Affix Seal)

Joseph Pugliese
Affiant

Notary Public
My Commission Expires: 09/02/24



Certificate of Authenticity

I, Jennifer Terranova, 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 2/16/2024.

Date

Jennifer Terranova
Affiant Signature

2/19/2024
Date

State of New York

County of Monroe

Sworn to and subscribed before me this 19th day of February, 2024.

Amy Law
Notary Signature

My Commission Expires: 10/9/2025
Date

Notary's Seal (if on paper)

Amy L Allis
Orleans Notary Public
~~Niagara~~ County, New York
Lic. #01AL6065062
Comm. Exp. 10/09/2025