Prepared by:

JONATHAN R. HESSER
Brighter Day Law
107 Music City Circle, Ste 200
Nashville, TN 37214

Karen Johnson Davidson County
Batch # 1146594 DEEDQC
06/12/2024 02:54:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240612-0044117

QUIT CLAIM DEED

Address of New Owner	Send Tax Bills to:	Parcel ID No.
Kirsten Paluch	Quicken Loans, LLC	091-05-3C-001.00-CO
625 A Ries Avenue	1050 Woodward Avenue	
Nashville, TN 37209	Detroit, MI 48226	

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

Jeremy Paluch, whose address is 625 A Ries Avenue, Nashville, TN, 37209, hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS TO Kirsten Paluch whose address is 625 A Ries Avenue, Nashville, TN, 37209, in fee simple, all right, title, interest and claim to the following real estate property located at 625 A Ries Avenue, in the city of Nashville, located in the County of Davidson and State of Tennessee and ZIP code 37209 . The property is described as follows:

> Land in Davidson County, Tennessee, being Unit A of Homes at 625 Ries Avenue a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 625 Ries Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180119-0005910, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and related to the units, property, co-owners and tenants of Homes at 625 Ries Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180119-0005910, and Bylaws appended thereto as Exhibit "C", said Register's Officer, are incorporated hereby reference and made a part of hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Kirsten N. Paluch and Jeremy A. Paluch, Wife and Husband, by Warranty Deed from Blackacre Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20200707-0072686 Register's Office for Davidson County, Tennessee, dated on June 30, 2020, and recorded on July 7, 2020.

FOR VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of June 6th, 2024, and that Jeremy Paluch makes no warranty as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest he has in it to Kirsten Paluch.

Signature

Jeremy Paluch
Print Name

6/06/24
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, Jeremy Paluch, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon their oaths, acknowledged that the statements contained herein are true to the best of their knowledge, information and belief and that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 6 day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 5-3-27

JONATHAN HESSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00 .

Affiant

JONATHAN HESSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

Subscribed and sworn before me, this 6 day of June, 2024

Notary