Davidson County
2905 Vaulx Lane

Prepared by and Return to:
Tommy C. Estes
MANIER & HEROD, a Tennessee,
Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson Davidson County
Batch # 1167397 DEEDQC
08/12/2024 12:14:27 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240812-0060466

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Matthew and Grace Lukach **2905 Vaulx Lane** **Nashville, TN 37204**	**SAME**	**118-2B-2**

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, CARL J. LUKACH and wife, MARY R. LUKACH (hereinafter referred to as "Grantors"), by these presents, do each hereby quitclaim and convey unto MATTHEW C. LUKACH and wife, GRACE ANN LUKACH (hereinafter referred to as "Grantee"), their successors and assigns, with full power to mortgage, sell, encumber, restrict and convey all of their right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit B of Keck Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Keck Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070427-0050525, and amended as Instrument No. 20080509-0048018, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Keck Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070427-0050525, and Bylaws appended thereto as Exhibit "C", and amended as Instrument No. 20080509-0048018, said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a

more complete identification and description of said Unit.

Being the same property conveyed to Carl J. Lukach and wife, Mary R. Lukach by Warranty Deed dated June 9, 2008, from Kenneth R. Savage, of record in the Register's Office for Davidson County, Tennessee, in Instrument No. 20080612-0060589.

This is improved property known as: 2905 Vaulx Lane, Nashville, in Davidson County, TN.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 25th day of July, 2024.

Carl J. Lukach
CARL J. LUKACH, Grantor

Mary R. Lukach
MARY R. LUKACH, Grantor

STATE OF DELAWARE)
COUNTY OF SUSSEX)

Personally appeared before me JOHN A. BARRETT, a Notary Public of this County, CARL J. LUKACH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 25TH day of JULY, 2024.

JOHN A. BARRETT
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires October 12, 2025

J. A. Barrett
Notary Public
My Commission Expires: 10/12/2025

STATE OF DELAWARE)
COUNTY OF SUSSEX)

Personally appeared before me JOHN A. BARRETT, a Notary Public of this County, MARY R. LUKACH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

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STATE OF DELAWARE
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Notary Public
My Commission Expires: 10/12/2024

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(1)(D) OF THE TENNESSEE CODE ANNOTATED.

Matthew C. Lukach, Grantee

Grace Ann Lukach, Grantee

Sworn and subscribed to before me this 8th **day of** August**, 2024.**

My Commission Expires: 03-08-2028

Notary Public

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2028