QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1168011 DEEDQC
08/12/2024 04:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240812-0060823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9-11 DAY OF AUG, 2024.

Notary Public

MY COMMISSION EXPIRES: 12/31/2026
(AFFIX SEAL)

CARMINE J. PALERMO
Notary Public, State of New York
No. 4769389
Certified In Rockland County
Commission Expires 12/31/2026

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-261

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pierogi Palace LLC	Same as owner	093-12-0A-401.00
(NAME) 24 East 7th Street, Apt 10B	(NAME)	
(ADDRESS) New York, NY 10003	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Roman Ilnicki**, an unmarried man, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Pierogi Palace LLC**, a New York limited liability company (the "**Grantees**"), its successors and assigns, all his/her/their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 245 Hermitage Avenue, Unit 401, Nashville, TN 37210.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 7 day of August, 2024.

GRANTOR:

Roman Ilnicki

STATE OF NEW YORK)
COUNTY OF NY)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Roman Ilnicki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 7 day of August, 2024.

CARMINE J. PALERMO
Notary Public, State of New York
No. 4769389
Certified in Rockland County
Commission Expires 12/31/2026

Notary Public

My Commission Expires: 12/31/2026

EXHIBIT "A"

PROPERTY DESCRIPTION

A certain condominium known as Unit No. 401 of the 245 Hermitage Condominium, as established pursuant to that certain Declaration Establishing 245 Hermitage Condominium dated May 12, 2022, of record as Instrument No. 20220513-0055438, Scrivener's Affidavit recorded in Instrument No. 20220516-0056245, as amended in Instrument No. 20231117-0089775, Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being the same property conveyed to Roman Ilnicki, an unmarried man, by Special Warranty Deed from 245 Hermitage Partners, GP, a Tennessee general partnership, of record in Instrument No. 20240712-0052358, in the Register's Office of Davidson County, Tennessee, dated July 10, 2024 and recorded on July 12, 2024.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 August 7, 2024.

Signature
Date: August 8, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 8th day of August, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025