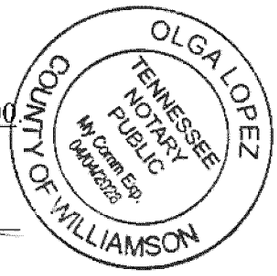
This Instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Williamson

The actual consideration of $0.00



Affiant

Subscribed and sworn to before me this 9th day of August, 2024.

Notary
Commission Expires: 4/4/2029

Karen Johnson Davidson County
Batch# 1168935 DEEDQC
08/14/2024 09:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240814-0061784

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph Pillatsch, Linda Pillatsch and Michael Pillatsch 103 Clairborne Street Nashville, TN 37210	NEW OWNER	093-16-0-064.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Joseph Pillatsch, an unmarried man, Linda Pillatsch and Michael Pillatsch, wife and husband,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Joseph Pillatsch, an unmarried man, with a 63% interest and Michael A. Pillatsch and Linda J. Pillatsch, Trustees of the Michael A. Pillatsch and Linda J. Pillatsch Family Trust, dated March 21st, 1997 with a 37% interest,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain parcel of land located in Davidson County, State of Tennessee and being further described as follows;

Being Lot 96 on the Plan of Claiborne's Addition to Nashville (previously described erroneously as Maury and Claiborne's Addition to South Nashville) of record in Plat Book 21, Page (s) 84 and 85, Register's Office for Davidson County, Tennessee, to which plat reference is herby made for a more complete legal description.

Being the same property conveyed to Joseph Pillatsch, an unmarried man, Linda Pillatsch and Michael Pillatsch, wife and husband by Warranty Deed from Brother2Brother Investments, LLC dated April 10th, 2024 and recorded on April 19th, 2024 in Instrument No. 20240419-0028215.

For information purposes only: 103 Clairborne Street, Nashville, TN 37210

Subject to all matters of record.

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.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 8th day of August, 2024.

Joseph Pillatsch

State of Tennessee)
County of Williamson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph Pillatsch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2024.

Olga Lopez
Notary Public
My Commission Expires: 4/4/2028

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

Witness my hand this 6th day of July, 2024.

Linda Pillatsch
Linda Pillatsch

Michael Pillatsch
Michael Pillatsch

State of Illinois)
County of Dupage)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda Pillatsch and Michael Pillatsch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of July, 2024.

KYLE BLAZEK
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 19, 2025

Notary Public
My Commission Expires: 11/19/2025

Certificate of Authenticity

I, Joshua A. Terry, 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 8/8/2024.

Affiant Signature – Joshua A. Terry

8/9/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/9/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27