This instrument was prepared by:

John J. Hollins, Jr., Esq.
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
(615) 465-6000

Karen Johnson Davidson County
Batch # 1188161 DEEDQC
09/30/2024 04:04:16 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240930-0075721

QUITCLAIM DEED

FROM: ANNALIESE SPOFFORD KAMBOUR, a/k/a ANNALIESE KAMBOUR, Grantor

TO: LAWRENCE RUBIN, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Lawrence Rubin 160 Second Avenue South, # 2307 Nashville, Tennessee 37201	Same	093064E06700CO

STATE OF ~~TENNESSEE~~ New York)
COUNTY OF Queens)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in the case styled **Lawrence Rubin v. Annaliese Spofford Kambour, Third Circuit Court for Davidson County, Nashville, Tennessee, Docket #24D513** and that there was no other consideration given for the transfer.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 17 day of September, 2024.

SAMUEL J KIM
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KI6371804
Qualified in Queens County
Commission Expires March 5, 2026

Notary Public
My Commission Expires: 03/05/2026

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Lawrence Rubin v. Annaliese Spofford Kambour, Third Circuit Court for Davidson County, Nashville, Tennessee, Docket #24D513**. Accordingly, **Annaliese Spofford Kambour does**

hereby quitclaim unto the said Lawrence Rubin, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, as described more fully in Exhibit A attached hereto.

The Property is improved property known as 160 Second Avenue South, Unit 2307, Nashville, Davidson County, Tennessee 37201.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 17 day of September, 2024.

GRANTOR:

ANNALIESE SPOFFORD KAMBOUR

STATE OF New York)
)
COUNTY OF Queens)

Personally appeared before me, Samuel J Kim, a Notary Public of said County and State, ANNALIESE SPOFFORD KAMBOUR, 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.

Witness my hand and seal, at Office in New York City (city), New York (state), this 17 day of September, 2024.

SAMUEL J KIM
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KI6371804
Qualified in Queens County
Commission Expires March 5, 2026

Notary Public
My Commission Expires: 03/05/2026

EXHIBIT A

PROPERTY DESCRIPTION

Unit 2307 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.563% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and

First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

Being the same property conveyed to LAWRENCE RUBIN and ANNALIESE KAMBOUR by Special Warranty Deed from 151 NASHVILLE PROJECT LP, a Delaware limited partnership, dated August 30, 2022, of record in Instrument Number 20220908-0100773, Register's Office for Davidson County, Tennessee.