QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1191000 DEEDQC
10/08/2024 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241008-0078018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF October 2024.

Notary Public

MY COMMISSION EXPIRES: 03-09-2027
(AFFIX SEAL)

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
K & B RELATIONS, LLC	**Same As Owner**	
(NAME)	(NAME)	**091-08-0R-020.00-CO**
14 Carr Rd		
(ADDRESS)	(ADDRESS)	
Saratoga Springs NY 12866		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **BRAELIE KEMPNEY, UNMARRIED AND KAILAH KEMPNEY, UNMARRIED,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **K & B RELATIONS, LLC, A NEW YORK LIMITED LIABILITY COMPANY,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING B202, BUILDING 4405 KENTUCKY AVE, OF THE LOFTS ON 44TH AVENUE CONDOMINIUMS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LOFTS ON 44TH AVENUE CONDOMINIUMS OF RECORD AS INSTRUMENT NUMBER 20200609-0058941, AS AMENDED IN INSTRUMENT NUMBER 2021 1122-0154934 AND INSTRUMENT NUMBER 20230829-0067695, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRAELIE KEMPNEY, UNMARRIED AND KAILAH KEMPNEY, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM URBAN CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED JUNE 21, 2024 AND FILED FOR RECORD ON JUNE 25, 2024 AS INSTRUMENT #20240625-0047442, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 24TH day of SEPTEMBER 2024.

BRAELIE KEMPNEY

KAILAH KEMPNEY

STATE OF NEW YORK
COUNTY OF SARATOGA

Before me personally appeared **BRAELIE KEMPNEY AND KAILAH KEMPNEY** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24TH day of SEPTEMBER 2024.

Notary Signature

My commission expires:

Matthew S. Cross
Notary Public - State of New York
No. 01CR6355219
Qualified in Saratoga Co.
My Commission Exp. 02/22/2025

After recording, return to:
Magnolia Title and Escrow, LLC
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 24, 2024**.

Date

D Hardwick

Affiant Signature

October 8, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026