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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd**<br>**Suite 130**<br>**Nashville, TN 37215**<br><br>*No title search was performed in preparation of this Quitclaim Deed.* | STATE OF New York )<br>COUNTY OF Kings )<br><br>The actual consideration for this transfer is: $0.00.<br>Bogdan May<br>Affiant<br>Subscribed and sworn to before me, this 7th day of October 2024.<br><br>Notary Public<br>My Commission Expires: 07/26/2027<br>DARYA ILINA<br>NOTARY PUBLIC-STATE OF NEW YORK<br>No. 01IL6392407<br>Qualified in Kings County<br>My Commission Expires 07-26-2027 |

## QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Praesto Property Management, Inc.<br>163 Foch Avenue<br>Staten Island, NY 10305 | New Owner | Map and Parcel No.:<br>051-15-0A-059.00 CO |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Bogdan May, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Praesto Property Management, Inc., a New York Corporation**, its heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Number K59 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Page(s) 89 and 90, Register's Office for Davidson County, together with an undivided interest in the common Elements of the Quail Homeowner's Association, all described in Book 6328, Page 44 et esq, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bogdan May, unmarried by Quitclaim Deed from Praesto Property Management, Inc., a New York Corporation, dated July 28, 2023 and recorded on August 2, 2023 in Instrument No. 20230802-0059624, in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1194662 DEEDQC
10/17/2024 09:31:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20241017-0080482

This is improved property known as: **420 Walton Lane, Apartment K-59, Madison, TN 37115.**

Grantor covenants that he is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2024.

**Bogdan May**

STATE OF New York )
COUNTY OF Kings )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bogdan May**, 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 7th day of October, 2024.

Notary Public

My Commission Expires: 07/26/2027

DARYA ILINA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01IL6392407
Qualified in Kings County
My Commission Expires 07-26-2027