Karen Johnson Davidson County
Batch# 1200517 DEEDQC
11/01/2024 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241101-0085193

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF NEW YORK COUNTY OF Davidson The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2024 Notary Public My Commission Expires: _____

EILEEN K HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

QUITCLAIM DEED

Address New Owner: R2R 1013 Montrose LLC 70 Washington Blvd Commack, NY 11725	Send Tax Bills To: New Owner 70 Washington Blvd Commack, NY 11725	Tax Information: Map and Parcel No.: 118-01-0-206.00

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, **MICHAEL J. CATIZONE, a married man** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **R2R 1013 MONTROSE LLC, a Tennessee limited liability company,** its successors and assigns, all of his right, title and interest in and to the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Montrose Place, of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 133 fronts 50 feet on the southerly side of Montrose Avenue, formerly Bethel Street, and runs back 160.1 feet on the westerly line with the easterly margin of 11th Avenue, South, formerly Preston Street, and runs back 161.5 feet on the easterly line to an alley measuring 50 feet thereon.

Being the same property conveyed to Michael J. Catizone, a married man, by deed from Erick Lamont Rucker, Administrator of the Estate of Doris Bell Rucker, deceased, and pursuant to the power and authority given to the said Grantor in Davidson County Probate Docket Number 22P759, pursuant to Letters Testamentary issued on May 9, 2022, by the Office of the Circuit Court of Davidson County, Tennessee, of record in Instrument No. 20230328-0022555, Register's Office for Davidson County, Tennessee. Said Deed having been corrected by Scrivener's Affidavit appearing as Instrument No. 20230417-0028058, Register's Office for Davidson County, Tennessee.

This is improved property known as 1013 Montrose Avenue, Nashville, TN 37204.

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 24 day of October, 2024.

GRANTOR:

MICHAEL J. CATIZONE

STATE OF NEW YORK)

COUNTY OF Suffolk)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, MICHAEL J. CATIZONE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this the 24th day of October, 2024.

JIJU ABRAHAM
NOTARY PUBLIC-STATE OF NEW YORK
Reg. No: 01AB6278537
Qualified in Nassau County
My Commission Expires March 25, 2025

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/24/24 (date of document).

Affiant Signature

11/1/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

