Karen Johnson Davidson County
Batch# 1203386 DEEDQC
11/12/2024 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241112-0088025

QUITCLAIM DEED

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

WG-QCD-24-815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Albert Kiteck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF November, 2024.

Camille Woods
Notary Public

MY COMMISSION EXPIRES: 03-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Albert Kiteck	**same as new owner**	
(NAME) **1405 Hawkins Street,Unit B**	(NAME)	**093-13-0-301.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **815 13TH AVE. S REVERSE, LLC**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ALBERT KITECK** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of EdgeHill Estates, Section 47, as of record in Book 4470. page 8, Register's Office for said County.

Beginning at a monument in the Northerly margin of Hawkins Street, at the Southwesterly corner of the lot herein described; thence leaving said Street, North 09 degrees 19 minutes East, 205 feet to an iron pin in the southerly margin of Alley No. 423; thence with the margin of said alley, South 82 degrees 08 minutes East, East, 34.62 feet to an iron pin in the beginning of a curve; thence around said curve, southeasterly 23.94 feet to an iron pin in the westerly margin of 13th Avenue South; thence with the same South 09 degrees 19 minutes West 179.12 feet to a monument in the beginning of a curve; thence around said curve; southwesterly 30.91 feet to an iron pin in the northerly margin of Hawkins Street; thence with the same North 82 degrees 08 minutes West 30.50 to the point of beginning.

Being the same property conveyed to 815 13th Ave S Reverse LLC, a Colorado Limited Liability Company by Warranty Deed from Tina Brown, unmarried of record in Instrument No. 20240617-0045055, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **815 13th Ave S, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 11 day of Nov, 2025.

815 13th Ave. S Reverse, LLC

BY: Albert Kiteck
Albert Kiteck
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ALBERT KITECK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGER of 815 13TH AVE. S REVERSE, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGER.

Witness my hand and official seal, this the 11 day of Nov, 2024.

Camille Woods
Notary Public
My Commission Expires: 3-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **11/11/2024** (date of document).

Affiant Signature

Date **11/11/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **11** day of **November**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027