Karen Johnson Davidson County
Batch# 1205490 DEEDQC
11/15/2024 08:02:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241115-0089009

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JAY KUHN
TRACY KUHN
24 SHORE OAKS DRIVE
STONY BOOK, NY 11790

OWNER (SEND TAX BILLS TO):

JAY KUHN
TRACY KUHN
24 SHORE OAKS DRIVE
STONY BOOK, NY 11790

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JTK PROPERTY SOUTH LLC, a Tennessee Limited Liability Company (herein, "Grantor"), whose address is 992 Davidson Drive, Suite B, Nashville, TN 37205, hereby bargains, sells, remises, releases, quit claims and conveys to JAY KUHN and TRACY KUHN, husband and wife, as tenants in common (herein, "Grantee"), whose address is 24 Shore Oaks Drive, Stony Book, NY 11790, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1037 Scovel Street, Unit E, Nashville, TN 37208

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 081162A00100

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 8 day of Nov, 2024

GRANTOR:

JTK Property South LLC, a Tennessee Limited Liability Company

By: _____
Printed Name: Jay Kuhn
Title: President

STATE OF NY
COUNTY OF Suffolk

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jay Kuhn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the President of JTK Property South LLC, a Tennessee limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 8 day of Nov, 2024

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/31/2028

STEWART D CHARATON
Notary Public - State of New York
NO. 01CH4628370
Qualified in Suffolk County
My Commission Expires 5/31/2028

GRANTOR:

JTK Property South LLC, a Tennessee Limited Liability Company

By: Tracy Kuhn
Printed Name: Tracy Kuhn
Title: Member

STATE OF NY
COUNTY OF Suffolk

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tracy Kuhn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the ~~Vice President~~ Member of JTK Property South LLC, a Tennessee limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 8 day of Nov, 2024

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/31/2026

STEWART D CHARATON
Notary Public - State of New York
NO. 01CH4628370
Qualified in Suffolk County
My Commission Expires 5/31/2026

OATH OF CONSIDERATION

STATE OF NY
COUNTY OF Suffolk

The actual consideration for this transfer is Lower interest Rate

Grantee:

Grantee signature: Jay Kuhn

Jay Kuhn

Subscribed and sworn to under oath before me, this 8 day of Nov, 2024 by Jay Kuhn.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/31/2026

STEWART D CHARATON
Notary Public - State of New York
NO. 01CH4628370
Qualified in Suffolk County
My Commission Expires 5/31/2026

Grantee:

Grantee signature: Tracy Kuhn

Tracy Kuhn

Subscribed and sworn to under oath before me, this 8 day of Nov, 2024 by Tracy Kuhn.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/31/2026

STEWART D CHARATON
Notary Public - State of New York
NO. 01CH4628370
Qualified in Suffolk County
My Commission Expires 5/31/2026

EXHIBIT A

[Legal Description]

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. 1 OF SCOVEL ROW, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING SCOVEL ROW, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NUMBER 20190919-0094897, IN THE REGISTER' OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "A-1" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20231004-0078248 on October 4, 2023.

PIN NO: 081162A00100

STREET ADDRESS:

1037 Scovel Street, Unit E, Nashville, TN 37208

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Certificate of Authenticity

I, Peter Rausey, 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 11/8/2024.

Date

Affiant Signature

11/8/2024
Date

State of Illinois

County of Cook

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

Notary's Signature

OFFICIAL SEAL
LOURDES SIMMS
Notary Public, State of Illinois
Commission No. 908205
My Commission Expires February 07, 2028

My Commission Expires: 2/7/28
Date

Notary's Seal (if on paper)