THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Catherine Resha Lakoff
CATHERINE RESHA LAKOFF, AFFIANT

Subscribed and sworn to before me, this 25 day of November 2024.

Jessica Ann Clegg
NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES JANUARY 4, 2027

Karen Johnson
Batch # 1213497
12/09/2024 01 54 22 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241209-0095461

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
LAKOFF FAMILY HOLDING, LLC 4718 Chalmers Drive Nashville, TN 37215	New Owner	Map and Parcel No.: 131-02-1D-001.00-CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Catherine Resha Lakoff, ("Grantor") do hereby quitclaim, transfer and convey unto Lakoff Family Holding, LLC, a Tennessee Limited Liability Company, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1941A Kimbark Drive, Nashville, TN 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of 1941 Kimbark Drive Cottages, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1941 Kimbark Drive Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171013-0105024, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The

Easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 1941 Kimbark Drive Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing of record as Instrument No. 20171013-0105024, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Catherine Resha Lakoff, married, from Nicholas G. South and Hannah S. South, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20221222-0132289.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 25 day of November 2024.

Catherine Resha Lakoff

Catherine Resha Lakoff, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Catherine Resha Lakoff**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of November 2024.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027