Prepared by and Send Future Tax Bills to:

Lukas Kunin
c/o Jordan Janes
100 S Brentwood Blvd
St. Louis, MO 63105

Karen Johnson Davidson County
Batch# 1239620 DEEDQC
02/21/2025 12:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250221-0013024

QUITCLAIM DEED

This QUITCLAIM DEED ("Deed"), made this 5th day of February, 2025, by and between **Lukas Kunin**, a married person, 1734 Glen Echo Road, Nashville, TN 37215 ("Grantor") and **Lukas Kunin**, Trustee, or his successors of the **LK Trust dated February 5, 2025**, a Minnesota revocable trust, 1734 Glen Echo Road, Nashville, TN 37215 ("Grantee").

The Grantor, for and in consideration of the sum of one ($10.00) dollars, the receipt, and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby quitclaim unto the Grantee, its successors, and assigns, the following described premises located in the City of Nashville, County of Davidson and State of Tennessee, and as more particularly described in Exhibit A. attached hereto ("Premises") together with all of Grantor's right, title, and interest in and to the following:

Also known as street and number 1734 Glen Echo Road, Nashville, TN 37215

Tax Parcel ID# 117-15-2E-002.00 CO

THIS CONVEYANCE is made subject to the permitted title encumbrances set forth in attached Exhibit B.

GRANTEE, BY THE ACCEPTANCE OF THIS DEED, ACKNOWLEDGES THAT THE CONVEYANCE OF THE PREMISES IS SPECIFICALLY MADE "AS IS" AND "WHERE IS," WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, WARRANTIES OF TITLE, IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY, OR ANY OTHER WARRANTIES WHATSOEVER CONTAINED IN OR CREATED BY TENN. CODE ANN. § 66-5-103 OR OTHERWISE.

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IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

WITNESS:

Lukas Kunin, Grantor

Lukas Kunin, Trustee of the
LK Trust dated February 5, 2025

A notary public or other officer completing
This certificate verifies only the identity of
The individual who signed the document to
Which this certificate is attached, and not the
truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Clara

On the 5th day of February, 2025, before me, **Lukas Kunin** personally appeared who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

CHRISTINA M. GUERRA
Notary Public - California
Santa Clara County
Commission # 2483568
My Comm. Expires Mar 30, 2028

EXHIBIT A.

DESCRIPTION OF PREMISES.

Land in Davidson County, Tennessee, being Unit No. 1734 on the plan of Homes At Glen Echo, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes At Glen Echo, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190122-0006137, amended in Instrument No. 20200812-0089559, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to CHRISTOPHER FARRAN, by deed from ALBERTA N. MARTIN, AS CO-TRUSTEE AND HENRY E. MARTIN, II AS SUCCESSOR CO-TRUSTEE OF THE HENRY E. AND ALBERT N. MARTIN REVOCABLE LIVING TRUST DATED AUGUST 6, 2003, of record in Instrument No. 20161205-0127142, dated December 1, 2016, said Register's Office.

Being further conveyed to GLEN ECHO PARTNERS, LLC by deed from CHRIS FARREN (AKA CHRIS FARRAN) of record in Instrument No. 20170117-0004884, dated January 17, 2017, said Register's Office.

Being further conveyed to LUKAS KUNIN by deed from GLEN ECHO PARTNERS, LLC of record in Instrument No. 20210112-0004897, dated January 8, 2021, said Register's Office.

This is improved property known as 1734 Glen Echo Road, Nashville, TN 37215.

Tax Parcel ID No.: 117-15-2E-002.00 CO

EXHIBIT B.

PERMITTED TITLE ENCUMBRANCES.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 117-15-2E-002.00 CO.

Matters shown on the Plan of record in Instrument No. 20180503-0042419, said Register's Office.

Matters shown on the Plan of record in Plat Book 1424, page 52, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20181218-0123030, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20190122-0006137 and amended in Instrument No. 20200812-0089559, said Register's Office.

This is improved property located at 1734 Glen Echo Road Nashville TN 37215

Certificate of Authenticity

I, Payton M. Heyen Pech, 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 February 5, 2025.

Date

Affiant Signature Payton M. Heyen Pech

February 20, 2025
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 20th day of February, 20 25.

Notary's Signature

My Commission Expires: August 25, 2028
Date

Notary's Seal (if on paper)

REBECCA K. BRAWLEY
Notary Public, Notary Seal
State of Missouri
St. Louis City
Commission # 09748470
My Commission Expires 08-25-2028