QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 1244641 DEEDQC
03/10/2025 12:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250310-0017832

Above Space for Recorder's use only

THE GRANTOR, TERRY LEPRINO, Manager of TLL Investments, LLC of the city of Denver, in Denver County, State of Colorado, for the consideration of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS ALL RIGHTS, TITLE, INTEREST and QUIT CLAIMS to STEVE LARAMY and DYAN LARAMY as TENANTS BY THE ENTIRETY, full interest with respect to the following described Real Estate, the real estate situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit A, Caruthers Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Caruthers Avenue, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements of record in Instrument Number 20140401-0027031, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to TLL Investments by Jared Surasky and Whitney Siddall in instrument 20200930-011255.

Permanent Real Estate Index Numbers: 105-13-0-392.00

Address of Real Estate: 906A Caruthers Ave, Nashville, Tennessee 37204

DATED this 14 day of February, 2025.

Date: 2-14-25

Grantor – Terry L. Leprino, Manager
TLL Investments, LLC
a Colorado limited liability company

STATE OF COLORADO)
) SS.
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TERRY L. LEPRINO, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14 day of February, 2025.

Jill Marie Knapp
NOTARY PUBLIC

Commission expires: 5-26-2025

Impress Seal Here

JILL MARIE KNAPP
Notary Public
State of Colorado
Notary ID # 20134014265
My Commission Expires 05-26-2025

This instrument was prepared by: Steve Shaw, Esq., Handler Law, LLP, 191 North Wacker Drive, Suite 2300, Chicago, Illinois 60606

MAIL TO:
Steve Shaw, Esq.
Handler Law, LLP
191 North Wacker Drive, Suite 2300
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:
Steve & Dyan Laramy
906A Caruthers Ave
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Matthew Case, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of ILLINOIS

County of COOK

Personally appeared before me, JAMES PATRICK HICKEY, a notary public for this county and
Notary's Name

state, MATTHEW CASE, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 1/17/2029

NOTARY'S SEAL

OFFICIAL SEAL
JAMES PATRICK HICKEY
Notary Public, State of Illinois
Commission No. 1002812
My Commission Expires
January 17, 2029

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00 .

Affiant

Subscribed and sworn before me, this 4th day of MARCH, 2025

Notary

OFFICIAL SEAL
JAMES PATRICK HICKEY
Notary Public, State of Illinois
Commission No. 1002812
My Commission Expires
January 17, 2029