Karen Johnson
Batch # 1263016
04/22/2025 11 20.30 AM
Fees $12.00 Taxes $0.00

Davidson County
DEEDQC
2 pgs

20250422-0030614

DEBRA M. JOHNSON NOTARY PUBLIC 01JO6337945 STATE OF NEW YORK COMMISSION NO
(Notary Stamp)

STATE OF New York
COUNTY OF Suffolk

The actual consideration or value for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this 17 day of April, 2025.

Notary Public

My commission expires: 6/9/2028

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd. Ste. 102, Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
JTK Property South LLC	New Owner	081-16-2A-001.00-CO
24 Shore Oaks Drive		
Stony Brook, NY 11790		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **Jay Kuhn and Tracy Kuhn, husband and wife, as joint tenants in common** (hereinafter the "Grantor"), hereby quitclaim and convey to **JTK Property South LLC, a Tennessee Limited Liability Company** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that we have in and to the following real property located in **Davidson** County, Tennessee, being further described as follows, to wit:

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.

Being the same property conveyed Jay Kuhn and Tracy Kuhn, husband and wife by Warranty Deed from Crafton Properties LLC, a Georgia Limited Liability Company dated September 21, 2023, of record in Instrument Number 20230929-00706746, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JTK Property South LLC, a Tennessee limited liability company by Quitclaim Deed from Jay Kuhn and Tracy Kuhn, husband and wife dated October 03, 2023, of record in Instrument Number 20231004-0078248, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jay Kuhn and Tracy Kuhn, husband and wife, as joint tenants in common by Quitclaim deed from JTK Property South LLC, a Tennessee limited liability company dated November 08, 2024, of record in Instrument Number 20241115-0089009, Register's Office for Davidson County, Tennessee.

BEING also known as **1037 Scovel Street Unit E, Nashville, TN 37208.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever

IN WITNESS WHEROF I have hereunto set my hand this 17 day of April, 2025.

Jay Kuhn

Tracy Kuhn

STATE OF New York
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jay Kuhn and Tracy Kuhn**, with whom I am personally acquainted (or who proved to me identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17 day of April, 2025.

Notary Public
My Commission Expires: 6/9/2028

DEBRA M. JOHNSON
COMMISSION NO
NOTARY
PUBLIC
01JO6337945
STATE OF NEW YORK