Karen Johnson
Batch # 1274418
05/19/2025 10 19 57 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250519-0039105

THIS INSTRUMENT PREPARED BY:
James P. Catalano, Esq.
THE CATALANO FIRM, PLC
P.O. Box 681267
Franklin, TN 37068-1267

QUITCLAIM DEED

THIS DEED WAS PREPARED WIHTOUT THE BENEFIT OF A TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
2073 Pizza, LLC 705 W Essex Kirkwood, MO 63122	2073 Pizza, LLC 705 W Essex Kirkwood, MO 63122	Map/Parcel: 071160A00900CO

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Steven Scott Montgomery and Katherine Montgomery, husband and wife, hereinafter referred to as the "GRANTORS" and 2073 Pizza, LLC., hereinafter referred to as "GRANTEE":

WITNESSETH

KNOW ALL MEN BY THESE PRESENTS that we, Steven Scott Montgomery and Katherine Montgomery, husband and wife, pursuant to and in consideration of Ten Dollars ($10.00), do hereby convey, remise, release and forever quitclaim unto 2073 Pizza, LLC, all of right, title and interest in and to certain real property located in Davidson County, Tennessee being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 9 on the Plan of The Flats at Highland Heights of record in Declaration of Covenants, Conditions and Restrictions for The Flats at Highland Heights, a Horizontal Regime with Private Elements, in Instrument No. 20150203-00100059, as mentioned in Instrument No. 20150609-0054331, 20150203001006O and 201511170116729, said plan being shown on Exhibit B to said amendment, 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 Katherine Montgomery and Steve Montgomery, married, by Warranty Deed from Matthew J. Prisco, on October 28, 2021 and recorded on November 3, 2021, instrument number 20211103-0147416 in the Register's Office for Davidson County, Tennessee.

This is improved property, known as **1302 A Montgomery Ave., Nashville, TN 37207.**

To HAVE AND TO HOLD said real estate unto the Grantee and the Grantee's successors, heirs and assigns forever in fee simple absolute.

WITNESS, the hand of the undersigned this the 23rd day of ~~July~~ August 2024

Steven Scott Montgomery

Katherine Montgomery

STATE OF MISSOURI
COUNTY OF ST. LOUIS

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Steven Scott Montgomery and Katherine Montgomery, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names.

Witness my hand, at office, this the 23rd day of ~~July~~ August 2024.

Notary Public

My commission expires: June 9th, 2025

STATE OF MISSOURI
COUNTY OF ST. LOUIS

ALLISON BEELER
Notary Public – Notary Seal
STATE OF MISSOURI
Jefferson County
My Commission Expires June 9, 2025
Commission #20395352

The actual consideration for the value of this transfer is Ten and NO/100 ($10.00) DOLLARS.

Steven Scott Montgomery

Katherine Montgomery

Sworn to and subscribed before me, this 23rd day of ~~July~~ August 2024

Notary Public

My commission expires: June 9th, 2025

ALLISON BEELER
Notary Public – Notary Seal
STATE OF MISSOURI
Jefferson County
My Commission Expires June 9, 2025
Commission #20395352