Karen Johnson Davidson County
Batch# 1277447 DEEDQC
05/27/2025 09:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250527-0041225

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
SBJK Properties LLC 4 Brookview Circle Windsor Locks, CT, 06096	New owner	071-15-0Z-106.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Steve Booth, an unmarried man,** by these presents do hereby quitclaim and convey unto, **SBJK Properties LLC, a Connecticut limited liability company,** its successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Unit 106 of Starlet East Condominium, as established by Declaration for Starlet East Condominium, a Horizontal Property Regime, of record in Instrument No. 20220517-0056860, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Declaration.

Being a portion of the same property conveyed to Lischey Avenue Partners, LLC, a Tennessee limited liability company by Special Warranty Deed from Amon Ringemann, an individual of record in Instrument No. 20210616-0081660, Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 16, 2021.

NOTE: Lischey Avenue Partners LLC, a Tennessee limited liability company is now known as Lischey Avenue Partners, GP, a General Partnership (*see Acknowledgement of Conversion / Certificate of record in Instrument No. 20220624-0072523, said Register's Office*)

Being the same property conveyed to Steve Booth, an unmarried man by Special Warranty Deed from Lischey Avenue Partners GP, a Tennessee partnership, of record in Instrument No. 20240916-0071504, Register's Office for Davidson County, Tennessee, dated September 05, 2024 and recarded on September 16, 2024.

Being also known as 1310 Lischey Avenue Unit 106, Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 20 day of May, 2025.

Affiant

My commission expires: 08/31/2027
(Affix Seal)

Notary Public

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property **(1310 Lischey Avenue Unit 106, Nashville, TN 37207)** pursuant to a Quitclaim Deed prepared by Lockeland Law Group, PLC ("Lockeland Law Group"). The undersigned hereby acknowledges that he is is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Lockeland Law Group, Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Lockeland Law Group is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Lockeland Law Group, Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he has had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences (e.g., voiding a short term rental permit), and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities, or if such transfer causes additional liens to attach to the property.

Steve Booth

STATE OF ~~TENNESSEE~~ CT
COUNTY OF ~~DAVIDSON~~ Hartford

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Steve Booth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of May, 2025.

Mary Wilkins
Notary Public

My Commission Expires: 08/31/2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 20. 2025.

Affiant Signature

27th day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202505270041225