Karen Johnson Davidson County
Batch# 1284025 DEEDQC
06/13/2025 08:34:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250613-0045845

SPACE ABOVE THIS LINE FOR RECORDER'S USE

*This instrument prepared by:*
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

*After recording, return to:*
BCHH, LLC
181 Montour Run Road
Coraopolis, PA 15108
Attention: Jim Felouzis
412-465-3917, jfelouzis@bchhinc.com

*New Owner (Taxpayer) Name and Mailing Address:*
ALTO 3 HFS Asset Company, LLC 401 Congress Avenue
33rd Floor
Austin, TX 78701

# QUITCLAIM DEED

THIS DEED, made to be effective as of the 28th day of May, 2025, is made and entered into by and between **ALTO ASSET COMPANY 3, LLC, a Delaware limited liability company**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantor*"), and **ALTO 3 HFS Asset Company, LLC, a Delaware limited liability company**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantee*").

GRANTOR, for no consideration, hereby grants, conveys and quitclaims unto Grantee, all of Grantor's right, title and interest in the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

*SEE EXHIBIT "A"*

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED by the undersigned this 20 day of May, 2025.

GRANTOR:

**ALTO ASSET COMPANY 3, LLC,**
**a Delaware limited liability company**

By: _____
Name: Joseph V. Gatti
Title: Vice President and Secretary

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 20 day of May, 2025, by Joseph V. Gatti, as Vice President and Secretary of ALTO ASSET COMPANY 3, LLC, a Delaware limited liability company, who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:

JACLYN A. KRAMER
Notary Public, State of Texas
Comm. Expires 04-02-2029
Notary ID 135500150

_____
Notary Public

Commission Expires: 04/02/2029

## OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Rob Newman- AFFIANT

Subscribed and sworn to before me this 2nd day of June, 2025.

SEAL:

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157

Notary Public

Commission Expires: 04/02/2029

**Exhibit "A"**
**Legal Description(s)**

***TRACT 1:***

BEING Lot 117 on the plan of NAWAKWA HILLS, POWWOW ADDITION, SECTION 4, of record in Plat Book 974, Page 26, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by affidavit recorded 08/18/2020 at Instrument No. 20200818-0093009 in said Register's Office.

**COMMONLY KNOWN AS**: 1528 Mohawk Trail, Nashville, TN 37115
**PARCEL ID**: 063-02-0-027.00
**TITLE FILE NO**: 6829730-1

**Exhibit "B"**
**Permitted Exception(s)**

***AS TO TRACT 1 (1528 MOHAWK TRAIL, NASHVILLE, TN 37115) ONLY:***

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 974, Page(s) 26.

**Tennessee Certification of Electronic Document**

I, Rob Newman, 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 5/28/2025 (date of document).

Affiant Signature

06/02/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 2nd day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES:04/02/2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157