Karen Johnson Davidson County
Batch# 1284582 DEEDQC
06/16/2025 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0046588

This instrument prepared by:
Howard E. Neff Jr. 118424
135 Winterwood Drive
Butler, PA 16001

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Luxury Penthouse Real Estate, LLC	Luxury Penthouse Real Estate, LLC	105 11 3N 002.00
135 Winterwood Drive	135 Winterwood Drive	
Butler, PA 16001	Butler, PA 16001	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Howard E. Neff Jr., a married man as sole owner** by these presents do hereby quitclaim and convey unto the said **Luxury Penthouse Real Estate, LLC, a Tennessee Limited Liability Company**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, OF SIXTWENTYFOUR BENTON AVENUE, AS SHOWN ON THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SIXTWENTYFOUR BENTON AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 20220210-0015770, 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 Howard E. Neff Jr., a married man by Warranty Deed from GMAT Holdings, GP of record in Document No. 20230808-0061493, said Register's Office.

The express purpose of this conveyance is to transfer to solely owned LLC.

This is unimproved ( ) property known as 624 Benton Avenue, Nashville, Tennessee 37204
Improved (X)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 5th day of February, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Howard E. Neff Jr.

ACKNOWLEDGMENT

STATE OF PENNSYLVANIA)

COUNTY OF BUTLER) ss

Personally appeared before me, RHONDA S. BALL, a Notary Public in and for said County and State, **Howard E. Neff Jr.** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Butler County, Pennsylvania this 5th day of February, A.D., 2025.

NOTARY STAMP/SEAL

Commonwealth of Pennsylvania - Notary Seal
Rhonda S Ball, Notary Public
Butler County
My commission expires July 02, 2028
Commission number 1449286

NOTARY PUBLIC
Notary Commission Expires: 7-2-28

AFFIDAVIT OF VALUE

STATE OF Pennsylvania)
COUNTY OF Butler)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $0.00 recordation tax code § 67-4-409(a)(4).

Subscribed and sworn to before me this the 5th day of February, 2025.

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 7-2-28

RB

Commonwealth of Pennsylvania - Notary Seal
Rhonda S Ball, Notary Public
Butler County
My commission expires July 02, 2028
Commission number 1449286

Tennessee Certification of Electronic Document

I, Jennifer E. TenHopen, 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 February 5, 2025 (date of document).

Jennifer E. TenHopen
Affiant Signature

April 21, 2025
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 21st day of April, 2025.

Valerie Ann Ward
Notary's Signature

MY COMMISSION EXPIRES: 08-28-2027

NOTARY'S SEAL

