Karen Johnson Davidson County
Batch# 1284583 DEEDQC
06/16/2025 09:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0046589

This instrument prepared by:
Howard E. Neff, Jr. 118425
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 Properties, LLC	Luxury Penthouse Properties, LLC	071 14 3B 005.00
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 Properties, 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 NO. 5, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF VERITAS NASHVILLE, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VERITAS NASHVILLE, A PLANNED UNIT DEVELOPMENT, OF RECORD AS INSTRUMENT NO. 20220401-0038293 AND FIRST AMENDMENT RECORDED IN INSTRUMENT NO. 20221228-0133029, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNITS BEING DEPICTED ON EXHIBIT "B" TO THE AFOREMENTIONED DECLARATION.

Being the same property conveyed to Howard E. Neff, Jr. by Special Warranty Deed from 1110 Baptist Partners a Tennessee general partnership of record in Document No. 20231002-0076967, said Register's Office.

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

This is unimproved ( ) property known as 1408 Napoleon Street, Nashville, Tennessee 37207
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 19 day of March, 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 19th day of March, 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 19th day of March, 2025.

Affiant

Notary Public
My Commission Expires: 7-2-28

(Affix Seal)

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 March 19, 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

