Karen Johnson Davidson County
Batch# 1298606 DEEDQC
07/18/2025 09:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250718-0056681

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
276 South Boulevard Nyack, NY 10960	New Owner	131-03-1T-001.00-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, **BEN LICHT, A SINGLE MAN,** by these presents does hereby quitclaim and convey unto **4D REALTY LLC, A TENNESSEE LIMITED LIABLITY COMPANY,** its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 1 of 1908 Warfield Cottages Now To Be Known As 11 Colonial Cottages, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150811-0080310, amended in Instrument No. 20151118-0117041, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants , in said Declaration, the plat filed as Exhibit "A" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property convyed to Ben Licht via Warranty Deed from Michael B. and Lindsey McPherson, husband and wife, dated April 3, 2020, and recorded in Instrument No. 20200407-0036609, on April 7, 2020 in the Register's Office for Davidson County, TN.

Being also known as 1906 Warfield Dr., Nashville, TN 37215.

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ ROCKLAND

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 17 day of July, 2025.

Jill Romanoff
Affiant

Notary Public

My commission expires:
(Affix Seal)

JILL ROMANOFF
Notary Public - State of New York
NO. 01RO0029015
Qualified in Rockland County
My Commission Expires Sep 19, 2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17 day of July, 2025.

Ben Licht

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF ~~DAVIDSON~~ ROCKLAND

On this 17 day of July, 2025, before me personally appeared Ben Licht, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17 day of July, 2025.

Notary Signature
My commission expires: 9/19/2028

JILL ROMANOFF
Notary Public - State of New York
NO. 01RO0029013
Qualified in Rockland County
My Commission Expires Sep 19, 2028

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 July 17. 2025.

Affiant Signature

18th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

