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

Karen Johnson Davidson County
Batch# 1311650 DEEDQC
08/19/2025 10:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250819-0066145

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, **4D REALTY LLC, A TENNESSEE LIMITED LIABLITY COMPANY,** by these presents does hereby quitclaim and convey unto **BEN LICHT, A SINGLE MAN,** its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

See Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 18 day of August, 2025.

Affiant

My commission expires:
(Affix Seal)
9/19/2028

Notary Public

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

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

4D Realty LLC, a Tennessee limited liability company

Ben Licht, Sole Member

STATE OF NEW YORK
COUNTY OF Rockland

Before me, a notary public of the state and county mentioned, personally appeared 4D Realty LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Ben Licht, Sole Member of 4D Realty LLC, the within named bargainor, a Limited Liability Company, and that such 4D Realty LLC as such sole member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Ben Licht.

Witness my hand, at office, this 18 day of August, 2025.

Notary Signature
My commission expires: 09/19/2028

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

Exhibit A

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 4D Realty LLC, A Tennessee Limited Liability Company via Quitclaim Deed from Ben Licht, a single man, dated July 17, 2025, and recorded in Instrument No. 20250718-0056681, on July 18, 2025 in the Register's Office for Davidson County, TN.

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

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 August 18th. 2025.

Affiant Signature

19th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

