Karen Johnson Davidson County
Batch# 1337139 DEEDQC
10/22/2025 10:18:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251022-0084081

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 17th day of October, 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.

EXECUTED by the undersigned this 19 day of September, 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 19 day of September, 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 17th day of October, 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 182, Unit 137, on the plan of MILL PARK TOWNHOMES, PHASE V, a Horizontal Property Regime, as set forth in Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record at Instrument 20050131-0011265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Grantor by deed recorded 06/04/2025 at Instrument No. 20250604-0044005 in said Register's Office.

**COMMONLY KNOWN AS**: 5170 Hickory Hollow Pkwy Unit #137, Antioch, TN 37013
**PARCEL ID**: 163-05-0B-211.00
**TITLE FILE NO**: p3866888-1

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

***AS TO TRACT 1 (5170 HICKORY HOLLOW PKWY UNIT #137, ANTIOCH, TN 37013) ONLY:***

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20000706-0066999 and Book 9700, Pages 538-539, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10719, Page 425; Book 11167, Page 757; Book 10719, Page 419 and Book 11221, Page 249 and Instrument No(s). 20010712-0074529; 20011016-0112643; 20010712-0074528; 20080304-0021743; 20110208-0011084; 20140902-0079467; 20141231-00119109; 20160223-00017010 and 20161028-0113925, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 11378, page 991, in the Register's Office of Davidson County, Tennessee.

**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 10/17/2025 (date of document).

Affiant Signature

10/17/2025
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 17TH day of OCTOBER, 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