Karen Johnson Davidson County
Batch# 1341543 DEEDQC
11/03/2025 11:14:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251103-0087311

QUITCLAIM DEED

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Kaylee Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
530 28th Ave N LLC	**NEW OWNER**	**092100G00400CO**
500 Chicken Valley Rd **Locust Valley, NY 11560**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 31st day of October, 2025, the undersigned, **DANIEL BELCH, STEVEN "BRANDON" KUCHTA, and MICHAEL KUCHTA,** Tenants in Common (collectively the "*Grantors*"), have bargained and sold, and by these presents do transfer and quitclaim to **530 28th AVE N LLC**, a limited liability company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **530 28TH AVENUE NORTH, NASHVILLE, TENNESSEE 37209**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 4, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 2720 Delaware of record as Intrument No. 20180830-0089367 and First Amendment Instrument No. 20190226-0017401 and Second Amendment Instrument No. 20190304-0019721 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson

© 2025. Collins Legal, PLC. All Rights Reserved.

County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Belch, Brandon Kuchta, and Michael Kuchta, by Warranty Deed dated December 31, 2019, from Clayton Richard Wilson, a married man, and recorded on January 6, 2020, as Instrument No. 20200106-0001697, in said Register's Office.

This improved property more commonly known as 530 28th Avenue North, Nashville, Tennessee 37209.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

(THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK)
(GRANTOR SIGNATURE AND NOTARY PAGES TO FOLLOW)

© 2025. Collins Legal, PLC. All Rights Reserved.

IN WITNESS WHEREOF, this instrument has been executed this 31st day of October, 2025.

GRANTOR: DANIEL BELCH

SIGNER: Daniel Belch

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Daniel Belch**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 31st day of October, 2025.

Notary Public

11/08/2028
My Commission Expires

PATRICK HUNTER STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

© 2025. Collins Legal, PLC. All Rights Reserved.

IN WITNESS WHEREOF, this instrument has been executed this **29th** day of October, 2025.

GRANTOR: MICHAEL KUCHTA

SIGNER: Michael Kuchta

STATE OF ~~TENNESSEE~~ CONNECTICUT)
COUNTY OF Fairfield)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Michael Kuchta**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 29 day of October, 2025.

Notary Public

12-31-2027
My Commission Expires

SIWAVUTH VIWATTHANASORN
Notary Public, State of Connecticut
My Commission Expires Dec. 31, 2027

© 2025. Collins Legal, PLC. All Rights Reserved.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of October, 2025.

GRANTOR: STEVEN "BRANDON" KUCHTA

D. Brandon Kuchta

SIGNER: Steven "Brandon" Kuchta

STATE OF ~~TENNESSEE~~ NY)
COUNTY OF NY)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Steven "Brandon" Kuchta**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 28th day of October, 2025.

Rebecca Perez

Notary Public

October 28, 2027

My Commission Expires

REBECCA PEREZ
Notary Public - State of New York
NO. 01PE6399815
Qualified in New York County
My Commission Expires Oct 28, 2027

© 2025. Collins Legal, PLC. All Rights Reserved.

Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 October 31, 2025.

Affiant Signature

10/31/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

