Karen Johnson
Batch # 1368082
01/12/2026 08:00:57 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260112-0002419

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ANNE MARIE GOODALE
DUNATHAN GOODALE, PC
P.O. BOX 645
RIVERHEAD, NY 11901

OWNER (SEND TAX BILLS TO):

618 SECOND LLC
4655 NESCONSET HIGHWAY
PORT JEFFERSON STATION, NY 11776

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JEANNE MORRIS-FOLEY and ROBERT FOLEY, wife and husband (herein, "Grantor"), whose address is 232 Natures Lane, Miller Place, NY 11764, hereby bargains, sells, remises, releases, quit claims and conveys to 618 SECOND LLC, a New York limited liability company (herein, "Grantee"), whose address is 4655 Nesconset Highway, Port Jefferson Station, NY 11776, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 618 2nd Ave. S., Nashville, TN 37210

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 7th day of November, 20___.

PIN NO: 093 11 0C 02000

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Jeanne Morris-Foley

STATE OF New York
COUNTY OF Suffolk

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jeanne Morris-Foley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2025.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

Anne Marie Goodale
Notary Public, State of New York
Registration No. 02GO5063886
Qualified in Suffolk County
Commission Expires July 29, 2026

GRANTOR:

Robert Foley

STATE OF New York
COUNTY OF Suffolk

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert Foley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2025

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

Anne Marie Goodale
Notary Public, State of New York
Registration No. 02GO5063886
Qualified in Suffolk County
Commission Expires July 29, 2026

OATH OF CONSIDERATION

STATE OF New York
COUNTY OF Suffolk

The actual consideration for this transfer is $10.00..

Grantee:

618 Second LLC, a New York limited liability company

By: _____
Printed Name: Jeanne Morris-Foley
Title: Sole Member

Subscribed and sworn to under oath before me, this 7th day of November, 2025 by Jeanne Morris-Foley, as Sole Member of 618 Second LLC, a New York limited liability company.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

Anne Marie Goodale
Notary Public, State of New York
Registration No. 02GO5063886
Qualified in Suffolk County
Commission Expires July 29, 2026

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. 20 on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26 in the Register's Office of Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said unit together with an undivided interest in the common elements as shown on said master deed.

Subject to those certain Sewer Easements of record in Book 6807, page 851, and Book 6974, page 969 in the Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26 in the Register's Office of Davidson County, Tennessee.

Subject to that certain Master Deed for Rutledge House Condominiums of record in Book 11687, page 739 in Register's Office of Davidson County, Tennessee.

Subject to those certain By-Laws for Rutledge House Condominiums of record in Book 11687, page 805 in Register's Office of Davidson County, Tennessee.

Subject to the Charter for Rutledge House Condominiums of record in Book 11687, pages 802 and 735 in Register's Office of Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20200521-0052891 on May 21, 2020.

PIN NO: 093 11 0C 02000

STREET ADDRESS:

618 2nd Ave. S., Nashville, TN 37210

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they

agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.