QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 1448980 DEEDQC
07/20/2026 08:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260720-0065078

STATE OF ILLINOIS
COUNTY OF COOK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE this 14th day of July, 2026.

Colleen Marie Cella
Notary Public

MY COMMISSION EXPIRES: November 27, 2028
(AFFIX SEAL)

OFFICIAL SEAL
COLLEEN MARIE CELLA
Notary Public, State of Illinois
Commission No. 1000636
My Commission Expires
November 27, 2028

THIS INSTRUMENT WAS PREPARED BY
Lora Laverty
47 W. Division St., #408
Chicago, IL 60610

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
c/o Lora Laverty	Lora Laverty	117-04-0-295.00
(NAME) 47 W. Division St., #408	(NAME) 47 W. Division St., #408	
(ADDRESS) Chicago, Illinois 60610	(ADDRESS) Chicago, Illinois 60610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Section 67-4-409(a)(4). This is a quit claim deed for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, LORA LAVERTY, by these presents does hereby quitclaim and convey unto TN 1515 Kirkwood LLC, a Tennessee limited liability company, as its sole and separate property, its successors and assigns, all right, title and interest in and to the following described tract of land in the third civil district of DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Map of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 99 fronts 69.9 feet on the Southerly margin of Kirkland Avenue, also known as Kirkwood Avenue, formerly Augusta Avenue, and extends back 123.6 feet on the Easterly line and 124 feet on the Westerly line to an alley in the rear, measuring 69.9 feet thereon.

Being the same property conveyed to Richard P. Stein and wife, Lisa Stein by Warranty deed from Joseph G. Dillon, Jr of record in Book 6859, page 784, Register's Office for Davidson County, Tennessee, dated May 15, 1986 and recorded on May 19, 1986 and Re-Recorded in Book 8083, Page 919.

Being the same property conveyed to Richard Paul Stein by Quit Claim deed from Lisa Robin Stein of record in Book 10914, page 49, Register's Office for Davidson County, Tennessee, dated April 07, 1998 and recorded on May 04, 1989.

Being the same property conveyed to Richard A. Northcutt, Trustee by Quitclaim Deed from Richard Paul Stein of record in Instrument No. 20000217-0016187, Register's Office for Davidson County, Tennessee, dated February 14, 2000 and recorded on February 17, 2000 and within the same deed the said Richard A. Northcutt, Trustee conveyed his interest in the subject property to Richard Paul Stein and Lisa Ronna Larson, both unmarried.

☐ unimproved
This is improved ☒ property, known as 1515 Kirkwood Ave, Nashville, TN 37212

(House Number) (Street) (City or Town) (Postal Zip)

Witness my/our hand(s) this 14th day of July, 2026.

LORA LAVERTY

STATE OF Illinois
COUNTY OF Cook

On this the 14th day of July, 2026, before me personally appeared Lora Laverty, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of July, 2026.

Colleen Marie Cella
Notary Public
My Commission Expires: November 27, 2028

OFFICIAL SEAL
COLLEEN MARIE CELLA
Notary Public, State of Illinois
Commission No. 1000636
My Commission Expires
November 27, 2028

RETURN TO:

Lora Laverty
47 W. Division St., #408
Chicago, IL 60610

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jul 14, 2026 (date of document).

Affiant Signature

07/16/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of July, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

