Karen Johnson Davidson County
Batch# 1482434 DEEDQC
10/08/2026 10:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20261008-0092501

AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280833359

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 082 07 0 315.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 25th day of Sept., 2026, by and between **Amanda Denery, an unmarried woman,** residing at 302 Hancock Street, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **APEX DELTA HOLDING LLC,** located at 33 Cedar Lane, Ossining, NY 10562, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 302 Hancock Street, Nashville, TN 37207

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Amanda Denery

STATE OF New York
COUNTY OF Westchester

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Amanda Denery** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this 25th day of Sept., 2026.

Notary Public

Jennifer R. Bassett
Notary Public, State of New York
No. 02BA6050919
Qualified in Westchester County
Commission Expires 11/13/2026

My Commission expires: _____

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Amanda Denny

STATE OF New York
COUNTY OF Westchester

Subscribed and sworn to before me this 25 day of Sept., 2026.

Notary Public
My Commission Expires:

Jennifer R. Bassett
Notary Public, State of New York
No. 02BA6050919
Qualified in Westchester County
Commission Expires 11/13/2026

Name and address for person(s) responsible for taxes:

APEX DELTA HOLDING LLC
33 Cedar Lane
Ossining, NY 10562

Name and address of property owner:

APEX DELTA HOLDING LLC
33 Cedar Lane
Ossining, NY 10562

CERTIFICATE OF AUTHENTICITY

I, Brooke A Acklin, 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 _____.

Date

Affiant Signature

09/30/2026

Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 30th day of SEPT., 2026.

Notary's Signature

My Commission Expires: 10/21/2029

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
KRISTIN A LOVE - Notary Public
Allegheny County
My Commission Expires October 21, 2029
Commission Number 1408962

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 AND THE EAST 10 FEET OF LOT NO. 31 ON THE MAP OF EAST NASHVILLE REAL ESTATE CO.'S PLAN OF LOTS, OF RECORD IN PLAT BOOK 57, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 60 FEET ON THE SOUTH SIDE OF HANCOCK STREET AND RUN BACK BETWEEN PARALLEL LINES, 175 FEET, MORE OR LESS, ALONG THE EAST MARGIN OF MERIDIAN AVENUE OR STREET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO AMANDA DENERY, AN UNMARRIED WOMAN BY WARRANTY DEED FROM ADAM LAMARRE AND JESSICA LAMARRE, HUSBAND AND WIFE, DATED MAY 07, 2018 AND RECORDED MAY 08, 2018 IN INSTRUMENT 20180508-0044174, IN THE COUNTY RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID No. 082 07 0 315.00

Property commonly known as: 302 Hancock Street, Nashville, TN 37207