THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 467462 DEEDQC
09/01/2020 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200901-0099057

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
J. Alexander Bryan, Trustee of the J. Alexander Bryan Declaration of Trust, dated May 28, 2020 1260 Martin Street #403 Nashville, Tennessee 37203	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064	105-07-1A-403.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **John Alexander Bryan, unmarried,** by these presents does hereby quitclaim and convey unto **J. Alexander Bryan, Trustee of the J. Alexander Bryan Declaration of Trust, dated May 28, 2020**, its successors and assigns, his rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit 403 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139 and 20170919-0095966, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations Imposed upon and relating to the units, property, co-owners and Tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Cory Shannon and Drew Shannon, husband and wife by Warranty deed from 1260 Martin LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171011-0104277 Register's Office for Davidson County, Tennessee, dated October 04, 2017 and recorded on October 11, 2017.

Being the same property conveyed to Cory Shannon and Drew Shannon , husband and wife and Kelly Allgood and Lucy Allgood , husband and wife, as tenants in common with the right of survivorship by Quitclaim deed from Cory Shannon and Drew Shannon, husband and wife of record in Instrument No. 20180821-0083043 Register's Office for Davidson County, Tennessee, dated July 10, 2018 and recorded on August 21, 2018.

Being the same property conveyed to John Alexander Bryan, unmarried by Warranty deed from Cory Cory Shannon and Drew Shannon , husband and wife and Kelly Allgood and Lucy Allgood , husband and wife, as tenants in common with the right of survivorship of record in Instrument No. 20200827-00997053 Register's Office for Davidson County, Tennessee, dated August 24, 2020 and recorded on August 27, 2020.

Being also known as 1260 Martin Street #403, Nashville, Tennessee 37203.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 1 day of September 2020.

Affiant

My commission expires:

Notary Public

(Affix Seal)

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1 day of September, 2020.

John Alexander Bryan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **John Alexander Bryan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 1 day of September 2020.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller,** a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

