QUITCLAIM DEED

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF June, 2021

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Evan Muldoon	**Same**	
(NAME)	(NAME)	
341 Douglas Avenue, Suite 201		**071150K00400CO**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SHARON MULDOON, A MARRIED WOMAN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

EVAN MULDOON, A SINGLE MAN ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 3, SUITE 201, ON THE PLAN OF DOUGLAS MARKET LOFTS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF DOUGLAS MARKET LOFTS, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20180629-0063340, AS AMENDED IN INSTRUMENT NO. 20180927-0095882, INSTRUMENT NO. 20191119-0019363, INSTRUMENT NO. 20191219-0131091, INSTRUMENT NO. 20200129-0010607, INSTRUMENT NO. 20200713-0076348 AND INSTRUMENT NO. 20200713-0076349, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO. REFERENCE IS HEREBY MADE TO THE PLAN OF DOUGLAS MARKET LOFTS, SHOWN ON EXHIBIT "B" TO THE DECLARATION OF COVENANTS, OF RECORD IN INSTRUMENT NO. 20180629-0063340, AS AMENDED IN INSTRUMENT NO. 20180927-0095882, INSTRUMENT NO. 20191119-0019363, INSTRUMENT NO. 20191219-0131091, INSTRUMENT NO. 20200129-0010607, INSTRUMENT NO. 20200713-0076348 AND INSTRUMENT NO. 20200713-

Karen Johnson Davidson County
Batch# 682810 DEEDQC
07/23/2021 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210723-0099358

0076349, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO EVAN MULDOON, A SINGLE MAN AND SHARON MULDOON, A MARRIED WOMAN, BY WARRANTY DEED FROM LISCHEY DOUGLAS, LLC, OF RECORD IN INSTRUMENT NUMBER 20210104-0000117 AND CORRECTED THROUGH SCRIVNER'S AFFIDAVIT OF CORRECTION, OF RECORD IN INSTRUMENT NO. 20210528-0072261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **341 Douglas Avenue, Suite 201, Nashville, TN 37207**

Witness our hands this the 23rd day of June, 2021.

Sharon Muldoon

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sharon Muldoon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of JUNE, 2021.

Angela Anderson
Notary Public
My Commission Expires: 4/6/2022

ANGELA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 4/6/2022

Certificate of Authenticity

I, Ryan Lux, 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 6-23-21.

Date

Affiant Signature

7-21-21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of July, 2021.

Notary's Signature

My Commission Expires: _____
Date

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary's Seal (if on paper)