Karen Johnson Davidson County
Batch# 793313 DEEDQC
01/19/2022 03:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220119-0007503

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF DECEMBER, 2021

Notary Public

MY COMMISSION EXPIRES 3-3-2022

(AFFIX SEAL)

DOUGLAS R. SIPES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
1815 Ridley Blvd Unit 4 LLC (NAME)	**NEW OWNER** (NAME)	**105-10-J-4.00COS**
1815 Ridley Boulevard, Unit 4 Nashville, Tennessee 37203-5045 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 17 day of **DECEMBER, 2021**, the undersigned, **DUSTIN WHITTIER, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **1815 RIDLEY BLVD UNIT 4 LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in the **DAVIDSON COUNTY, TENNESSEE,** and having a more commonly known address of **1815 RIDLEY BOULEVARD, UNIT 4, NASHVILLE, TENNESSEE 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 4 of The Nines at Wedgewood Townhomes, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions of The Nines at Wedgewood Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20150903-0099342, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Nines at Wedgewood Townhomes, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20150930-0099342, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Dustin Whittier, a Single Man, by Warranty Deed from Aspen Construction Investments, LLC, a Tennessee Limited Liability Company, dated the 8th day of July, 2016, and recorded on the 11th day of July, 2016, as Instrument Number 20160711-0070939, of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all other conditions, limitations, reservations, easements, and other matters of record in Instrument No. 20160711-0070939, said Register's Office.
2. Any and all visible easements lying on or across the property.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 17 day of December, 2021.

GRANTOR: DUSTIN WHITTIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DUSTIN WHITTIER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17 day of December, 2021.

Notary Public

Douglas R. Sipes
Commission Expires
March 03, 2025

My Commission Expires

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 12/18/2021 (date of document).

Affiant Signature

12/18/2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 18 day of Dec, 2021.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024