Karen Johnson Davidson County
Batch# 880560 DEEDQC
06/29/2022 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220629-0075127

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of June, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/3/22

(AFFIX SEAL)

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
420 McWalton LLC, a Tennessee Limited Liability Company	New owner	051-15-0A-053.00
601 Park Hill Dr.		
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Evan McCulty** ("Grantor"), by these presents does hereby quitclaim and convey unto **420 McWalton LLC, a Tennessee Limited Liability Company** ("Grantee"), its heirs and assigns, all my right, title, and interest, in and to the following described tract of land in Davidson County, Tennessee:

Being Unit No. L-53 as shown on the Plat of Quail Creek of record in Book 6328, Page 89-93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof and more particularly described in the Master Deed of Quail Creek Condominiums of record in Deed Book 6328, Page 44, Register's Office, with all fixtures, appliances, wallcoverings, carpets or other improvements therein and an undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to Evan McCulty by Warranty deed from Anthony Cross of record in Instrument No. 20170522-0050824 Register's Office for Davidson County, Tennessee, dated May 17, 2017 and recorded on May 22, 2017. (Value of consideration shown in aforementioned deed $58,000.00.)

This is improved property known as: 420 Walton Lane, Unit L-53, Madison, TN 37115

SAID PROPERTIES CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTIES.

IN WITNESS WHEREOF, we have hereunto set our hands this the 23rd day of June, 2022.

Evan McCulty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2022, before me personally appeared **EVAN MCCULTY,** to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. Witness my hand, at office, this 23rd day of ~~February~~ June, 2022.

My commission expires:
5-5-2025

Notary Public

SARAH LITTLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6.23.22.

Affiant Signature

6.23.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of June, 2022

Notary Signature

My Commission Expires: 11/8/22

