QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Karen Johnson Davidson County
Batch# 910842 DEEDQC
08/31/2022 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220831-0098422

THIS INSTRUMENT WAS PREPARED BY:
ASHLEY S. RUDY, ESQ.
MUSIC CITY TITLE & ESCROW, INC.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
601 Sylvan Heights Way, #203 **Nashville, Tennessee 37209**	**SAME**	**091 16 0 395.00**
(NAME) **ZACHARY BRICKNER**	(NAME) **SAME**	

FOR AND CONSIDERATION OF THE SUM OF ZERO DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PATRICIA SHEA, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **ZACHARY BRICKNER, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, his heirs and assigns, **one hundred percent (100%) of my right, title and ownership interest** in and to A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEES, THEIR HEIRS AND ASSIGNS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 203 OF THE 601 SYLVAN HEIGHTS WAY RESIDENTIAL CONDOMINIUM DESCRIBED IN THE DECLARATION ESTABLISHING 601 SYLVAN HEIGHTS WAY RESIDENTIAL CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20210223-0021494, AMENDED IN INSTRUMENT NO. 20210308-0029982, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN EXHIBIT "E" OF THE DECLARATION ESTABLISHING 601 SYLVAN HEIGHTS WAY RESIDENTIAL CONDOMINIUM. THE 601 SYLVAN HEIGHTS WAY RESIDENTIAL CONDOMINIUM CONSTITUTES THE RESIDENTIAL UNIT IN THE 601 SYLVAN HEIGHTS WAY MASTER CONDOMINIUM, ESTABLISHED BY THE DECLARATION ESTABLISHING 601 SYLVAN HEIGHTS WAY MASTER CONDOMINIUM, OF RECORD IN INSTRUMENT NO. 20210223-0021483, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. REFERENCE IS HEREBY MADE TO THE PLAT OF 601 SYLVAN HEIGHTS WAY MASTER CONDOMINIUM OF RECORD IN EXHIBIT "D" TO THE DECLARATION ESTABLISHING 601 SYLVAN HEIGHTS WAY MASTER CONDOMINIUM, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF THE RESIDENTIAL UNIT OF 601 SYLVAN HEIGHTS WAY MASTER CONDOMINIUM AND THE PLAT OF 601 SYLVAN HEIGHTS WAY RESIDENTIAL CONDOMINIUM OF RECORD IN EXHIBIT "D" TO THE DECLARATION ESTABLISHING 601 SYLVAN HEIGHTS WAY RESIDENTIAL CONDOMINIUM, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF THE UNIT.

BEING THE SAME PROPERTY CONVEYED TO ZACHARY BRICKNER AND PATRICIA GLASER SHEA, BY WARRANTY DEED FROM HILL CENTER SYLVAN HEIGHTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20210701-0089164, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JUNE 25, 2021 AND RECORDED ON JULY 01, 2021.

BEING A PART OF THE SAME PROPERTY CONVEYED TO HILL CENTER SYLVAN HEIGHTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUIT CLAIM DEED FROM HILL CENTER SYLVAN HEIGHTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20160317-0025407, IN

THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED MARCH 16, 2016 AND RECORDED ON MARCH 17, 2016.

BEING A PART OF THE SAME PROPERTY CONVEYED TO HILL CENTER SYLVAN HEIGHTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUIT CLAIM DEED FROM H.G. HILL REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20141223-0117523, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 22, 2014 AND RECORDED ON DECEMBER 23, 2014.

BEING THE SAME PROPERTY CONVEYED TO H.G. HILL REALTY COMPANY, BY WARRANTY DEED FROM OVA LOUISE RAMSEY, OF RECORD IN BOOK 5164, PAGE 337, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JUNE 27, 1977 AND RECORDED ON JUNE 27, 1977.

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

Witness my/our hand(s) this 15th day of August, 2022.

GRANTOR:

PATRICIA SHEA

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of August, 2022, before me personally appeared PATRICIA SHEA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 3/1/2025

Certificate of Authenticity

I, Holly Ray, 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 08/15/22.

Date

Holly Ray

Affiant Signature

08/22/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of August, 2022.

Notary's Signature

LINDSAY PHILPOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

My Commission Expires: 9-8-2025

Date

Notary's Seal (if on paper)