QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 987800 DEEDQC
04/03/2023 12 54 45 PM 2 pgs
Fees $12 00 Taxes $0 00

20230403-0023990

BS-GK-22-6312

JOHN GLEAVES · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Hannah Duncan		
(NAME)	(NAME)	090-08-0-172 00
1315 A Montgomery Ave,	**Same as owner**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 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, **BIG DREAM HOLDINGS, LLC,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **HANNAH DUNCAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 9 on the Plan of Gailey Wood Subdivision of record in Plat Book 2663, Page 123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Big Dream Holdings, LLC, a Tennessee Limited Liability Company by deed from Katherine Seana Hollowayof record in Instrument No 20220603-0064528, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **6312 Robertson Avenue, Nashville, Tennessee 37209**

Witness my/our hand(s) this the 31 day of March, 2023

Big Dream Holdings, LLC

BY _____

Hannah Duncan
Sole & Mananging Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH DUNCAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE & MANANGING MEMBER of BIG DREAM HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE & MANANGING MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 31 of March, 2023

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212