Name and Address of New Owner:
Chady Property Management, LLC
1200 Clinton St., Ste. 212
Nashville, TN 37203-2894

Send Tax Bills To:
Same As New Owner
2420 Little Ave
Nashville, TN 37206
This Instrument Prepared By:
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1004335 DEEDQC
05/17/2023 01:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230517-0037029

Map & Parcel No: 119-03-0B-003.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Garrett Leatherwood, an unmarried man and Brady O'Rourke, an unmarried man** "the Grantor," convey and quitclaim unto **Chady Property Management, LLC, a Tennessee limited liability company,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 102, Building 293, on the Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No. 20220815-0092382 and corrected in Instrument No. 20220901-0098691, 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 a portion of the same property conveyed to Dill Property Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from Eric M. Dill of record in Instrument No. 20220622-0071136, Register's Office for Davidson County, Tennessee. dated May 31, 2022 and recorded on June 22, 2022.
>
> Being further conveyed to Garrett Leatherwood and Brady O'Rourke, by Warranty Deed from Dill Property Holdings, LLC, a Tennessee limited liability company, dated March 28, 2023, recorded April 12, 2023 and appearing of record at Instrument No. 20230412-0026764, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 3rd day of May, 2023.

GARRETT LEATHERWOOD

BRADY O'ROURKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 2023, before me personally appeared **Garrett Leatherwood** and **Brady O'Rourke**, to me known 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 3rd day of May, 2023.

Notary Signature
My commission expires:

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

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of May, 2023.

Notary Signature
My commission expires:

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

Certificate of Authenticity

I, Emily Manno, 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 **5/3/23**.

Date

Affiant Signature

5/3/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **May**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026