QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1023085 DEEDQC
07/06/2023 10:14:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230706-0051623

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Jamerka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/10/26
(AFFIX SEAL)

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER (S)
AXIS6 LLC	**Same as New Owner**	
(NAME)	(NAME)	**092-10-0M-022.00 CO**
505 CHURCH ST., APT. 903		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **BRANDON G. BRODA, ROBERT BRODA JR. AND WIFE, SHERRY BRODA, AND ROBERT BRODA, SR.** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **AXIS6 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTEE") HIS/HER/ITS/THEIR SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 22, ON THE PLAN OF AXIS27 AS SHOWN ON EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF AXIS27, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20190301-0019076, AS AMENDED IN INSTRUMENT NOS. 20190502-0040851, 20190729-0074468 AND 20200706-0072542, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROEPRTY CONVEYED TO BRANDON G. BRODA, ROBERT BRODA, JR. AND WIFE SHERRY BRODA, WITH A LIFE ESTATE

TO ROBERT BRODA, SR., BY QUITCLAIM DEED FROM BRANDON G. BRODA, DATED 1/25/2021, RECORDED 1/28/2021, AND APPEARING OF RECORD IN INSTRUMENT NO. 20210128-0012500, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SUBJECT PROPERTY TO THIS CONVEYANCE HAS NEVER BEEN A MARITAL RESIDENCE OF ANY GRANTOR HEREIN.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 28 day of June, 2023.

BRANDON G. BRODA

STATE OF Tennessee
COUNTY OF Williamson

On this 28 day of June, 2023, before me personally appeared Brandon G. Broda, 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 28 day of June, 2023.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

ROBERT BRODA, JR.

STATE OF New York
COUNTY OF Monroe

On this 20 day of June, 2023, before me personally appeared Robert Broda, Jr., 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 20th day of June, 2023.

Notary Signature
My commission expires: July 5, 2024

JENNA HOLOTA
Notary Public, State of New York
No. 01HO6344493
Qualified in Genesee County
Commission Expires July 5, 2024

SHERRY BRODA

STATE OF New York
COUNTY OF Monroe

On this 20th day of June, 2023, before me personally appeared Sherry Broda 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 20th day of June, 2023.

Notary Signature
My commission expires: July 5, 2024

JENNA HOLOTA
Notary Public, State of New York
No. 01HO6344493
Qualified in Genesee County
Commission Expires July 5, 2024

ROBERT BRODA, SR.

STATE OF NC
COUNTY OF Iredell

On this 19th day of June, 2023, before me personally appeared Robert Broda, Sr., 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 19th day of June, 2023.

Notary Signature
My commission expires: 03/30/2029

Jacob A. Simko
NOTARY PUBLIC
Iredell County
North Carolina
My Commission Expires 3/30/2029

Return to:
HHHL Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Certificate of Authenticity

I, Leslie G. Hayes, 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 6/28/2023.

Date

Affiant Signature

7/6/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of July, 2023.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)