Karen Johnson Davidson County
Batch# 1026533 DEEDQC
07/14/2023 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230714-0054088

Prepared by:
615 Title, LLC
807 Bradford Ave
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Affiant

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 12th day of July, 2023.

Notary Public
My commission expires: 6/14/2026

Address of New Owner:	Send Tax Bills to:	Tax Information:
Trevor Garrett	Same	043-07-0A-001.00-CO - 043-07-0A-002.00-CO
807 Bradford Ave		043-07-0A-003.00-CO - 043-07-0A-004.00-CO
Nashville, TN 37204		043-07-0A-005.00-CO - 043-07-0A-006.00-CO

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Trevor Garrett,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **Trevor Garrett as Trustee of The Trevor Joseph Garrett Revocable Trust, Dated July 3, 2023,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, B, C, D, E and F, on the Horizontal Property Regime for 309 Myatt Drive, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180227-0018261, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Units A – D: Being the same property conveyed to Trevor Garrett by Quitclaim Deed(s) from Cobalt Ventures, LLC, a Tennessee limited liabilty company of record in (Unit A) Instrument Number 20191101-0112618; (Unit B) Instrument Number 20191101-0112617; (Unit C) Instrument Number 20191101-0112616; and (Unit D) Instrument Number 20191101-0112615; Register's Office for Davidson County, Tennessee.

Units E – F: Being the same property conveyed to Trevor Garrett by Warranty Deed from Cameron Hunt and Amy Hunt, husband and wife and Robert Dold, as joint tenants with the right of survivorship of record in Instument 20191202-0123292, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Cobalt Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Tim Polston and James Polston of record in Instrument Number 20181009-0099789, Register's Office for Davidson County, Tennessee, dated October 5, 2018 and recorded on October 9, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **309 Myatt Drive, Units A, B, C, D, E and F, Madison, TN 37115.**

Witness my hand this 12th day of July, 2023.

Trevor Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trevor Garrett, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2023.

Notary Public
My Commission Expires: 6/14/2026



THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 7/12/2023.

D. Shayne Adair

7/14/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14 day of July 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026