Karen Johnson Davidson County
Batch# 1030409 DEEDQC
07/25/2023 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230725-0057423

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($00.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/3/2027

(AFFIX SEAL)

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
1207A Brick Church LLC (NAME)	**1207A Brick Church LLC** (NAME)	**071142100100CO**
1207A Brick Church Pike Nashville, Tennessee 37207 (ADDRESS)	**1207A Brick Church Pike Nashville, Tennessee 37207** (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 24th day of July, 2023, the undersigned, **JONATHAN DIEDRICH, AN UNMARRIED MAN, AND GARY LASKOWSKI, A MARRIED MAN WHOSE SPOUSE HAS NO INTEREST,** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **1207A BRICK CHURCH LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1207A BRICK CHURCH, NASHVILLE, TENNESSEE 37207** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 1207 Brick Church Pike, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 1207 Brick Church Pike, a Horizontal Property Regime with Private Elements (a Planned Unit Development), pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., as amended, of record in instrument No. 20210122-0009466, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and By-laws appended thereto as Exhibit "C," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration.

Being the same property conveyed to Jonathan Diedrich, an Unmarried Man, and Gary Laskowski, a Married Man, by Warranty Deed from D&M Development, LLC, a North Dakota Limited Liability Company, dated July 17, 2023, and recorded on July 21, 2023, of record as Instrument No. 20230721-0056184, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1207A Brick Church Pike, Nashville, Tennessee 37207.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this the 24th day of July, 2023.

GRANTOR: JONATHAN DIEDRICH

SIGNER: Jonathan Diedrich

GRANTOR: GARY LASKOWSKI

SIGNER: Gary Laskowski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, Seth N. Cline, a Notary Public of the aforesaid authority, **JONATHAN DIEDRICH and GARY LASKOWSKI,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 24th day of July, 2023.

Notary Public

5/3/2027
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth N. Cline, 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 it a true and exact copy of the original document executed and authenticated according to Tennessee law on 07/24/2023 (date of document).

Affiant Signature

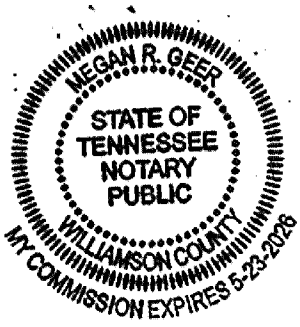
Date: 07/24/2023

State of TENNESSEE)
County of DAVIDSON)

Sworn to and subscribed before me this 24 day of July, 2023.

Notary Public

5/23/2026
My Commission Expires



☐ This document was executed via remote online notarization pursuant to T.C.A § 8-16-301 ***et seq.*** (only applies if checked).

This document was produced in compliance with Tenn. Code Ann. § 64-24-101(d)(1)-(3).
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