QUITCLAIM DEED

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 05/05/2025

AJ-QCD-23-395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1032168 DEEDQC
07/28/2023 01 52 51 PM 2 pgs
Fees $12 00 Taxes $0 00

20230728-0058410

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Austin Robert Kennedy and Kaitlyn Marie Kennedy	**New Owners**	**082090Q39500CO**
(NAME)	(NAME)	
395 Monroe Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AUSTIN ROBERT KENNEDY AND KAITLYN MARIE KENNEDY, HUSBAND AND WIFE ("GRANTORS")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

AUSTIN ROBERT KENNEDY AND KAITLYN MARIE KENNEDY, HUSBAND AND WIFE ("GRANTEES")

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 UNIT NO. 395 AS SET FORTH IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF 4TH & MONROE, A CONDOMINIUM FORM OF OWNERSIIIP AND USE IN THE MANNER PROVIDED UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, OF RECORD IN INSTRUMENT NO. 20070619-0073328, AMENDED IN INSTRUMENT NO. 20080122-006370, INSTRUMENT NO. 20080606-0058487, INSTRUMENT NO. 201006250049730, INSTRUMENT NO. 20120824.0076410 AND IN INSTRUMENT NO. 20130411-0035975 AND 20130718-0074552, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID UNITS BEING SHOWN AS PACT OF EXHIBIT "D" TO SAID MASTER DEED , TOGETHER WITH ALL COMMON AREAS, OPEN SPACE, ROADS, RIGHT OF WAYS, RIGHTS AND EASEMENTS APPURTENANT THERETO.

BEING THE SAME PROPERTY CONVEYED TO AUSTIN ROBERT KENNEDY AND KAITLYN MARIE DIGANGI BY DEED FROM ANDRE SURRATT AND JENNY SURRATT OF RECORD IN INSTRUMENT NO. 20210329-0041134, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID KAITLYN MARIE DIGANGI HAVING SINCE MARRIED AND IS NOW KNOWN AS KAITLYN MARIE KENNEDY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **395 Monroe Street, Nashville, TN, 37208.**

Witness my hand this the 26 day of July, 2023

AUSTIN ROBERT KENNEDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AUSTIN ROBERT KENNEDY,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of July, 2023

Notary Public

My Commission Expires 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

KAITLYN MARIE KENNEDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAITLYN MARIE KENNEDY,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26th day of July, 2023

Notary Public

My Commission Expires. 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025