Karen Johnson Davidson County
Batch# 1037976 DEEDQC
08/14/2023 10:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230814-0062892

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
6116 Bresslyn Road Community Property Trust 6116 Bresslyn Road Nashville, TN 37205	Same	Map 91-02 Parcel 202.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SCOTT MCWILLIAMS (the "Grantor"), hereby quitclaim and convey to the 6116 BRESSLYN ROAD COMMUNITY PROPERTY TRUST, all of their interest in that certain real property in Davidson County, Tennessee more particularly on Exhibit A attached hereto.

This is property known as 6015 A California Avenue, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 24th day of JULY, 2023.

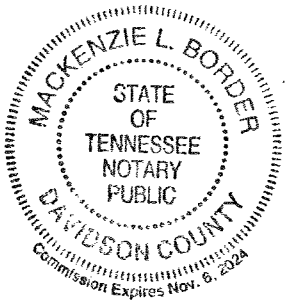
SCOTT MCWILLIAMS

35583184.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, SCOTT MCWILLIAMS, 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, at office, as of this 24TH day of July, 2023.



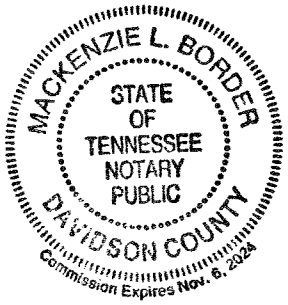
Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 24TH day of July, 2023.



Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions for 6015 California Ave Townhomes, a horizontal Property Regime and Private element pursuant to Tennessee Code Annotated Section 66-27-103 (b), et seq., of record as Instrument No. 20150112-0003195, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Cadence Construction, Inc., a Tennessee limited liability company to Scott McWilliams filed for record on October 8, 2015 as Instrument No. 20151008-0102777, Register's Office for Davidson County, Tennessee.

The conveyance is made subject to all conditions, and easements; of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 161, page 75, said Register's Office; (b) Restrictive covenants contained in Instrument No. 20150112-0003195, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 6015A California Ave., Nashville, TN 37205
(house number) (Street) (City, State) (Postal Zip)

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jul 24, 2023 (date of document).

Affiant Signature

08/14/2023

Date

State of Tennessee

County of Davidson

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

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

