Karen Johnson Davidson County
Batch# 1054950 DEEDQC
09/28/2023 10:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230928-0076129

This Instrument Prepared by:
and return to:
Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of TN
County of Wilson

The actual consideration of $0.00.

Affiant

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Subscribed and sworn to before me this 27 day of Sept., 2023.

Notary
Commission Expires: 3/7/26

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gavin Brown and Wes Walker 700 N Dupont Ave., #511 Madison, TN 37115	Mortgage Investors Group 8320 E. Walker Springs Lane #200 Knoxville, TN 37923	043-10-0E-116.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Gavin Christopher Brown, an unmarried person**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM ALL MY INTEREST UNTO, **Gavin Christopher Brown, an unmarried person, and Wes Walker, an unmarried person, as tenants in common,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit 116 of Soren Homeowners Association, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Soren Homeowners Association, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220502—0050846, First Amendment of record at Instrument No. 20220505—0051992 and Second Amendment of record at Instrument No. 20230803-0060210, as corrected at Instrument No. 20230807-0061034, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Soren Homeowners Association, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument N0. Instrument No. 20220502-0050846, First

Amendment of record at Instrument No. 20220505-0051992 and Second Amendment of record at Instrument No. 20230803—0060210, as corrected at Instrument No. 20230807-0061034, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Gavin Christopher Brown, an unmarried person, by Warranty Deed from At Dupont Propco, LLC, a Delaware limited liability company, dated September 19, 2023 and recorded on September 21, 2023 in Instrument No. 20230921-0074292, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 700 North Dupont Avenue, Unit 511, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

(Signature Page Follows)

(Signature Page)

Witness my hand this 27 day of Sept., 2023.

Gavin Christopher Brown

State of Tennessee)
County of Wilson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Gavin Christopher Brown**, 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 27 day of Sept., 2023.

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public
My Commission Expires: 3/7/26

Certificate of Authenticity

I, Joshua A. Terry, 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 9/27/2023.

Affiant Signature – Joshua A. Terry

9/28/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/28/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27