THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** Karen Johnson Davidson County Batch# 1061123 DEEDQC 10/17/2023 09 55.28 AM 2 pgs Fees $12.00 Taxes: $0.00 20231017-0081336	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Marly Ball Affiant Subscribed and sworn to before me, this 17th day of October 2023. Notary Public My Commission Expires:

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026

QUITCLAIM DEED

Address New Owner: Jason Tidwell 2306 Cruzen Street Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 081081Q00200CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, 1707 Ashwood, LLC, a Tennessee Limited Liability Company (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Jason Tidwell, unmarried, his heirs and assigns all of her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Homes at 2006 9th Avenue North, a Horizontal Property Regime with Private Elements, of record in Plat at Instrument No. 20210422-0054222, Scrivener's Affidavit 20210423-0054624 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to 1707 Ashwood LLC by Warranty deed from Betty Fuller, unmarried of record in Instrument No. 20210225-0023566, Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on February 25, 2021.

This is improved property known as 2006 A 9th Ave N, Nashville, TN 37208.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of ~~August~~ October, 2023.

1707 Ashwood, LLC

BY: Jason Tidwell
Its: Sole Member

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Tidwell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the sole member of 1707 Ashwood, LLC, a Tennessee Liability Company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 13th day of October, 2023

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026