QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES: February 25, 2024
(AFFIX SEAL)

LEANDA SWAFFORD
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires
February 25, 2024

Y-C-23-1806A

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW
608 SHELBY AVE.
NASHVILLE, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Philip Rykwalder	**NEW OWNER**	
(NAME)	(NAME)	
1806 A 15th Avenue N,		**08-07-3C-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUTHERN STATES PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **PHILIP RYKWALDER** hereinafter called the Grantee(s), his/her/its/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. A on the Plan of Buchanan Nordic Residences, as shown on Exhibit "B" of Buchanan Nordic Residences, of record in Instrument No. 20170421-0039410, as Amended in Instrument No. 20200821-0094692, 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 a portion of the same property conveyed to Philip Rykwalder by Warranty Deed from Susan Thornton, unmarried of record in Instrument No. 20150223-0015122 Register's Office for Davidson County, Tennessee, dated February 17, 2015 and recorded on February 23, 2015.

Being a portion of the same property conveyed to Southern States Property, LLC, a Tennessee limited liability company by Quitclaim Deed from Philip Rykwalder, unmarried of record in Instrument No. 20150514-0044273 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on May 14, 2015.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1806 A 15th Avenue N, Nashville, Tennessee 37208**.

Karen Johnson Davidson County
Batch# 1067992 **DEEDQC**
11/02/2023 02:17:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231102-0085948

Witness my/our hand(s) this the 30 day of OCTOBER, 2023.

Southern States Property, LLC, a Tennessee limited liability company

BY: _____
Philip Rykwalder
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP RYKWALDER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of SOUTHERN STATES PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30 of October, 2023.

_____
Notary Public
My Commission Expires: February 25, 2024
(SEAL)

LEVANDA SWAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires February 25, 2024

RETURN TO:

RUDY TITLE & ESCROW
608 SHELBY AVE.
NASHVILLE, TN 37206