QUITCLAIM DEED

	MAP/PARCEL NUMBER(s): 106-13-1B 001.00
ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**
Dylan McMahon	Dylan McMahon
724 Merritt Ave, Apt 327	724 Merritt Ave, Apt 327
Nashville, TN 37203	Nashville, TN 37203

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand, and other good and valuable consideration, Victoria Madison Turner f/k/a Victoria Madison McMahon, Grantor, by these presents, hereby quitclaims and conveys unto Dylan McMahon, Grantee, his successors and assigns, all of the right, title, and interests in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit A together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 302 Polk Avenue, a horizontal property regime with prior elements of record in Instrument No. 20191106-0114704, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "A", to which plan references hereby made for a more complete description of the property.

Being the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed for Midtown Realty, LLC, a Tennessee Limited Liability Company, dated December 19, 2019, of record in Instrument No. 20191226-0132722, Register's Office for said county.

Also being a portion of the same property conveyed to Midtown Realty, LLC by deed from Bernard S. Rapheld and wife, Patricia E. Rapheld, dated November 8, 2019, of record in Instrument No. 20191106-0114702, said Register's Office.

Being the same property conveyed to Dylan McMahon, unmarried, by warranty deed from Progressive Development, LLC, a Tennessee Limited Liability Company, dated July 15, 2020, of record in Instrument No. 20200721-0079888, Register's Office for said county.

This is improved property known as 302 Polk Avenue, Unit A, Nashville, Tennessee 37210.

Karen Johnson Davidson County
Batch# 1073198 DEEDQC
11/17/2023 01:22:01 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231117-0089836

WITNESS my hand this 7th day of November, 2023.

Victoria Madison Turner
VICTORIA MADISON TURNER

STATE OF Texas)
COUNTY OF Dallas)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Victoria Madison Turner, representative of Grantor, with whom I am personally acquainted and who acknowledged that he executed the foregoing agreement for the purposes therein contained.

WITNESS my hand and official seal at Dallas, Dallas County, Texas, on this 7th day of Nov, 2023.

Notary Public

My Commission Expires: Oct 30th, 2024

JUAN ALEJANDRO
My Notary ID # 129168470
Expires October 30, 2024

The actual consideration or value, whichever is greater, for this transfer is - 0 -.

WITNESS my hand this 7th day of NOV, 2023.

Victoria Madison Turner
VICTORIA MADISON TURNER

WITNESS my hand and official seal at Dallas, Dallas County, Texas, on this 7th day of NOV, 2023.

Notary Public

My Commission Expires: Oct 30th, 2024

JUAN ALEJANDRO
My Notary ID # 129168470
Expires October 30, 2024

This instrument was prepared by:

LEITNER, WILLIAMS, DOOLEY & NAPOLITAN, PLLC

By: ***s/ Thomas J. Dement II***
Thomas J. Dement II
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