Karen Johnson Davidson County
Batch# 1074550 DEEDQC
11/22/2023 11:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231122-0091063

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF NOVEMBER, 2023. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

HALEY MILLER
NOTARY PUBLIC
TENNESSEE
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
YALE PROPERTY LLC (NAME)	NEW OWNER (NAME)	105-03-0K-001.00-CO
16718 Audley Avenue Westfield, IN 46074 (ADDRESS)	_____ _____ (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 22 day of November, 2023, the undersigned, **GRADY BYRNES, A MARRIED MAN** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **YALE PROPERTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE,** being commonly known as **1240 2ND AVENUE SOUTH, UNIT 1, NASHVILLE, TENNESSEE 37210** and more particularly described as follows:

Land lying and being in Davidson County, Tennessee, being Unit No. A1, of Dwell Lofts-2nd Avenue, South, a Horizontal Property Regime with Private Elements having been established by the declaration of Covenants, Conditions and Restrictions of Dwell Lofts-2nd Avenue South of record in Instrument No. 20160111-0002907, amended in Instrument No. 20160919-0098267 and Instrument No. 20171204-0123408, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grady Byrnes, a single man, by Warranty Deed from Shaun Hewitt, a married man, of record in Instrument No. 20200910-0103488, dated September 4, 2020, and recorded on September 10, 2020, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as: 1240 2nd Avenue South, Unit 1, Nashville, Tennessee 37210.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 22 day of November, 2023.

GRANTOR: GRADY BYRNES

Grady P. Byrnes

State of Texas)
County of Dallas)

Personally, appeared before me, a Notary Public of the aforesaid authority, **GRADY BYRNES,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 22 day of November, 2023.

Notary Public

03/16/2026
My Commission Expires

Jennifer Frazier
Notary Public, State of Texas
Comm. Expires 03-16-2026
Notary ID 131492357

Notarized Online with NotaryLive.com



Signed by: Jennifer Frazier
Time: 2023-11-22 16:57:15 UTC
URL: https://notarylive.com

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **November 22, 2023**.

Affiant Signature

11/22/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **22nd** day of **November**, 20**23**.

Notary Public

Notary's Seal:

