QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Sumner

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF December 2023.

Audrey M. Phillips
Notary Public

MY COMMISSION EXPIRES. (AFFIX SEAL)

AUDREY M PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 19, 2026

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Agency Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kyle E. Grasser and Darrin Woudstra and wife, Kristen Woudstra	Kyle E. Grasser and Darrin Woudstra and wife, Kristen Woudstra	83 15 34
(NAME) Kyle Grasser	(NAME) Kyle Grasser	
(ADDRESS) 257 Riverside Dr	(ADDRESS) 257 Riverside Dr	
(CITY) Nashville (STATE) TN (ZIP) 37206	(CITY) Nashville (STATE) TN (ZIP) 37206	File No.: 20232044

Kristen + Darrin Woudstra

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kyle E. Grasser , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Kyle E. Grasser and Darrin Woudstra and wife, Kristen Woudstra, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING UNIT A and UNIT B of Homes at 257 Riverside Drive, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 257 Riverside Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20231107-0087000, 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, co-owners and tenants of Homes at 257 Riverside Drive, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20231107-0087000, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby 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 Kyle E. Grasser by Warranty Deed from Donnie J. Rhoten, Jr. and wife, Karen M. Rhoten dated October 18, 2017 and filed of record in Instrument 20171020-0107878, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 257A and 257B Riverside Drive, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 11th day of December, 2023.

Kyle E. Grasser

Karen Johnson Davidson County
Batch# 1081676 DEEDQC
12/13/2023 04:07:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231213-0096392

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kyle E. Grasser, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 11 day of December, 2023.

Audrey M. Phillips
Notary Public
My Commission Expires:

AUDREY M PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 19, 2026

Certificate of Authenticity

I, Sarah Gregory, 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 12/11/23.

Date

Sarah Gregory

Affiant Signature

12/11/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11 day of December, 2023.

Audrey M. Phillips

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

AUDREY M PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2026

AUDREY M PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER
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