This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1083928 DEEDQC
12/19/2023 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231219-0097909

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Gardwill, LLC, a Tennessee Limited Liability Company,** ("Grantor") hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Nathan Graham, A Married Man,** (Grantee), all of its rights, title, and interests in the following described real property, to wit:

Parcel I: 1631 A Northview Ave, Nashville, TN, 37216 Map and Parcel 072104W00100CO

Land in Davidson County, Tennessee being Unit "A" Homes at 1631 Northview Ave., a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1631 NORTHVIEW AVE., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220211-0015979, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Gardwill, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated January 28, 2022, and being of record at Instrument No. 20220211-0015978 in the Register's Office of Davidson County, Tennessee.

Parcel II: 1631 B Northview Ave, Nashville, TN, 37216 Map and Parcel 072104W00100CO

Land in Davidson County, Tennessee being Unit "B" Homes at 1631 Northview Ave., a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1631 NORTHVIEW AVE., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220211-0015979, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Parcel III - 1629A Northview Ave, Nashville, TN 37216 Map and Parcel 072104V00100CO

Land in Davidson County, Tennessee, being Unit "A" Homes at Northview, a Horizontal Property regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at NORTHVIEW Ave, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20220211-0015980, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Parcel IV - 1629B Northview Ave, Nashville, TN 37216 - Map and Parcel 072104V00200CO

Land in Davidson County, Tennessee, being Unit "B" Homes at Northview, a Horizontal Property regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at NORTHVIEW Ave, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20220211-0015980, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Gardwill, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated January 28, 2022, and being of record at Instrument No. 20220211-0015978 in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I/we have executed this instrument the 19th day of December, 2023.

Gardwill, LLC

SOLE MEMBER

By: Nathan G Graham, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Nathan G Graham with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Sole Member of **Gardwill, LLC** the within named bargainer, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Sole Member.

WITNESS my hand and official seal at office this 19th day of December, 2023.

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/27/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $0.

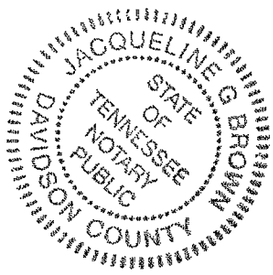
AFFIANT

SUBSCRIBED AND SWORN before me this the 19th day of December, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

PROPERTY OWNER: **Nathan Graham**
OWNER'S ADDRESS: 208 Key Ct, Brentwood, TN 37027
MAIL TAX BILLS TO: **new owner**



## Certificate of Authenticity

I, Holly A Mason, 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 12/19/23.

Affiant Signature

12/19/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of December, 2023

Notary's Signature

(Notary Seal)

My Commission Expires: 11/9/25

202312190097909