THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Bryan Byrd
7277 Charlotte Pike #101
Nashville TN 37209

Karen Johnson Davidson County
Batch# 1090097 DEEDQC
01/10/2024 09:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240110-0002033

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QUITCLAIM DEED

Removing Individual Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Bryan Byrd and Chelsey Byrd,** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Bryan Byrd, a Single Man, as Sole Owner,** residing at 7277 Charlotte Pike #101, Nashville TN 37209, hereinafter "Grantees", convey all rights, title & interest on the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson, State of Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Unit No. 30 on the Plan of West Park, Phase 1, of record in Plat Instrument No. 20040624-0075135, Register's Office for said County, to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Bryan Byrd and Chelsey Byrd by Quit Claim Deed from Bryan Byrd of record as Instrument #20200917-0106797, Register's Office for Davidson County, Tennessee, dated September 12, 2020 and recorded September 17, 2020.

Parcel ID No: 114080C03000CO

Also known by street and number as: **7277 Charlotte Pike #101, Nashville TN 37209**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

WITNESS Grantor's hand this 5th day of January, ~~2023.~~ 2024 BB CB

Bryan Byrd
Bryan Byrd

Chelsey Byrd
Chelsey Byrd

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of January, ~~2023~~ 2024 before me, the undersigned officer, personally appeared **Bryan Byrd**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

Karen R. Campbell
Notary Public

My Commission expires: 9-8-2025

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Sept. 8, 2025

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of January, ~~2023~~ 2024, before me, the undersigned officer, personally appeared **Chelsey Byrd**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

Karen R. Campbell
Notary Public

My Commission expires: 9-8-2025

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Sept. 8, 2025

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Bryan Byrd
Bryan Byrd and Chelsey Byrd

Chelsey Byrd
Bryan Byrd and Chelsey Byrd

State of Tennessee
County of Davidson

Subscribed and sworn before me this 5th day of January, ~~2023~~ 2024

Karen R. Campbell
Notary Public

My Commission expires: 9-8-2025

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Sept. 8, 2025

Tennessee Certification of Electronic Document

I, Stephen Patti, 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 1/5/2024 (date of document).

Affiant Signature

1/5/2024
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 5th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 2/13/2026

NOTARY'S SEAL

Dawn M. Cardullo
Notary Public, State of Rhode Island
My Commission Expires Feb. 13, 2026