THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Dr, Suite 140** **Franklin, TN 37067** Karen Johnson Davidson County Batch # 1097078 DEEDQC 02/01/2024 02:33:15 PM 2 pgs Fees: $12.00 Taxes: $0.00 20240201-0007221	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 31st day of January 2024. Notary Public My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

QUITCLAIM DEED

Address New Owner: 404 Cornwall Drive LLC 2206 21ST AVENUE SOUTH NASHVILLE, TN 37212 USA	Send Tax Bills To: New Owner	Tax Information: 081081Q00200CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jason Tidwell, unmarried, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto 404 Cornwall Drive, LLC, a Tennessee Limited Liability Company, their heirs and assigns all of their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Homes at 2006 9th Avenue North, a Horizontal Property Regime with Private Elements, of record in Plat at Instrument No. 20210422-0054222, Scrivener's Affidavit 20210423-0054624 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Tidwell by Warranty deed from 1707 Ashwood, LLC of record in Instrument No. 20231017-0081336, Register's Office for Davidson County, Tennessee, dated October 13, 2023 and recorded on October 17, 2023.

This is improved property known as 2006 A 9th Ave N, Nashville, TN 37208.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2024.

Jason Tidwell

STATE OF Tenn)
COUNTY OF Dav)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Tidwell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of Jan, 2024.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026