THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills, Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1101009 DEEDQC
02/14/2024 10:18:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240214-0010241

Prepared by:
Record and Return To:
Chapman and Rosenthal Title
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 13th day of February, 2024.

Notary Public

My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brown's Grove Construction LLC. 913 Otter Creek Rd Nashville, TN 37220	New Owner	146 16 0 115.00

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, **Zachary K. Balwin, a married man** hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Brown's Grove Construction LLC, a Tennessee limited liability company,** his heirs and assigns, all of their rights, 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 Lot No. 703 on the Plan of Brentwood Hall, Section VII, of record in Plat Book 2330, page 27, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Zachary K. Baldwin, a married man, by Warranty Deed from Joseph T. Botz, of record in Instrument No. 20230906-0069832, in the Register's Office of Davidson County, Tennessee, dated September 01, 2023 and recorded on September 06, 2023.

Said property was never the primary marital residence of Grantor.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 13th day of February, 2024.

Zachary K. Baldwin

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Zachary K. Baldwin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of February, 2024.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024