Karen Johnson Davidson County
Batch# 1102123 DEEDQC
02/16/2024 02:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240216-0010992

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Kortney Wilson 3416 Lealand Lane Nashville, TN 37204	Kortney Wilson 3416 Lealand Lane Nashville, TN 37204	093 12 0A 303.00 CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kortney Wilson and Ryan Lee Vella, wife and husband,** by these presents does hereby quitclaim and convey unto **NEO303 LLC, a Tennessee limited liability company,** its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

A certain condominium known as Unit No. 303 of the 245 Hermitage Condominium, as established pursuant to that certain Declaration Establishing 245 Hermitage Condominium dated May 12, 2022, ofrecord as Instrument No. 20220513-0055438 and Scrivener's Affidavit recorded in Instrument No. 20220516-0056245, Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being a part of the same property conveyed to 245 Hermitage Partners, GP, a Tennessee general partnership, by Quitclaim Deed from Riverside Park GP, a Tennessee general partnership, of record in Instrument No. 20230731-0058888, in the Register's Office of Davidson County, Tennessee, dated November 14, 2022 and recorded on July 31, 2023.

Being the same property conveyed to Kortney Wilson and Ryan Lee Vella, wife and husband, by Special Warranty Deed from 245 Hermitage Parnters, GP, a Tennessee general partnership, of record in Instrument No. 20231205-0094080, Register's Office for Davidson County, Tennessee, dated December 4, 2023 and recorded on December 5, 2023.

Being also known as 245 Hermitage Avenue, #303, Nashville, TN 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 16th day of February, 2024.

Sarah Hazlewood
Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16th day of February, 2024.

Kortney Wilson

Ryan Lee Vella

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of February, 2024, before me personally appeared Kortney Wilson and Ryan Lee Vella, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th February, 2024.

Notary Signature

My commission expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 16, 2024** (date of document).

Affiant Signature

February 16, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 16th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25

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