Karen Johnson Davidson County
Batch# 1106546 DEEDQC
03/01/2024 02:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240301-0014424

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

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** ("Grantor"), a Tennessee Limited Liability Company, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **James P Goza, Frank Spitznagel, and Nathan Graham,** (Grantee), all of its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit "B" Homes at 4716 Briarwood Drive, 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 4716 Briarwood Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210924-0128281, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 4716 Briarwood Drive, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210924-0128281, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to GardWill LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated September 21, 2021, and being of record at Instrument No. 20210924-0128280 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I have executed this instrument the 29 day of **February, 2024.**

GardWill LLC

NGG Sole Member
By: Nathan G Graham, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Nathan G Graham, Sole Member**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of **GardWill LLC**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office this 29 day of **February, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI A. ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
JAN 06 2025
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

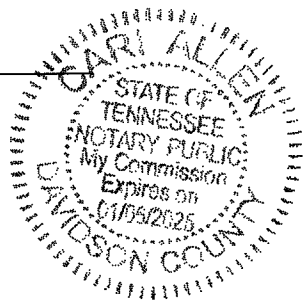
I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 29 day of **January, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25



PROPERTY ADDRESS:	**4718 Briarwood Dr.** **Nashville, TN 37211**
TAX PARCEL NO.:	**146040A00200CO**
PROPERTY OWNER: OWNER'S ADDRESS:	**James P Goza, Frank Spitznagel, and Nathan Graham** **208 Key Court** **Brentwood, TN 37027**
MAIL TAX BILLS TO: OWNER'S ADDRESS:	**James P Goza, Frank Spitznagel, and Nathan Graham** **208 Key Court** **Brentwood, TN 37027**

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 2/29/24.

Holly A Mason
Affiant Signature

2/29/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of February, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026