Karen Johnson Davidson County
Batch # 1107293 DEEDQC
03/04/2024 02:01:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240304-0014957

This Instrument Prepared By:
Heather A. Derrick
GULLETT SANFORD ROBINSON & MARTIN PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994

Tracy Firebaugh
My Commission Expires
8/2/2026
Notary ID133886532

STATE OF TX)
COUNTY OF BEXAR)

The actual consideration for this transfer is $0.00.

DeAnna Dougherty
AFFIANT

Subscribed and sworn to before me, this 26 day of February, 2024.

Tracy Firebaugh
Notary Public

My Commission Expires: 8/2/2026

Address New Owners As Follows:
PD Homes, LLC
417B American Road
Nashville, TN 37209

Send Tax Bills To:
New Owner

Map-Parcel Number:
090 16 0T 002.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **DEANNA DOUGHERTY and PATRICK JOHN DOUGHERTY**, wife and husband (collectively referred to herein as "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise, quitclaim and give unto **PD HOMES, LLC** ("Grantee") all right, title and interest of the Grantor in and to certain parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 417 American Road, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210111-0004838 and being shown on Plat attached thereto as Exhibit B, 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 Deanna Dougherty and Patrick John Dougherty, by Quitclaim Deed from Deanna Daddono, now known as Deanna Dougherty, married, and Patrick John Dougherty, now married, tenants in common

with rights of survivorship, of record in Instrument Number 20230503-0032812, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 417B American Road, Nashville, TN 37209.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

No title search was performed in the preparation of this Quitclaim Deed.

{Signature page follows}

IN WITNESS WHEREOF, this instrument has been executed on February 26, 2024.

GRANTOR:

DeAnna Dougherty

Patrick John Dougherty

STATE OF TX)
COUNTY OF BEXAR)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEANNA DOUGHERTY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of February, 2024.

Notary Public

My Commission Expires: 8/2/2026

Tracy Firebaugh
My Commission Expires
8/2/2026
Notary ID133888532

STATE OF TX)
COUNTY OF BEXAR)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICK JOHN DOUGHERTY,** 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, at office, this 26 day of February, 2024.

Notary Public

My Commission Expires: 8/2/2026

Tracy Firebaugh
My Commission Expires
8/2/2026
Notary ID133888532