This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21434-AP

Karen Johnson Davidson County
Batch# 1111645 DEEDQC
03/15/2024 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240315-0018251

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2024.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
ATV Properties LLC 1815 Underwood St. Nashville, TN 37208	New Owner	081-15-0-145

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Sean Daniel Topping, a single man and Gregory Emmett Abdian, a single man** ("Grantor") do/does hereby quitclaim and convey unto **ATV Properties LLC, a Tennessee limited liability company** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 46, on the plan of J.M.T.J. and G.W. Harding's Addition to Nashville, according to survey and plat of same appearing of record in Book 21, page 80, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 50 feet on the Southerly side of Underwood Street (formerly Passaic Street) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sean Daniel Topping, a single man and Gregory Emmett Abdian, a single man, as Tenants in Common, by Warranty Deed from Savannah Rodriguez, an unmarried woman, dated September 12, 2023, recorded September 13, 2023, of record in Instrument No. 20230913-0071897, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1815 Underwood Street, 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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of March, 2024.

GRANTOR:

Sean Daniel Topping

Gregory Emmett Abdian

STATE OF NEW YORK
COUNTY OF Kings

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sean Daniel Topping and Gregory Emmett Abdian, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

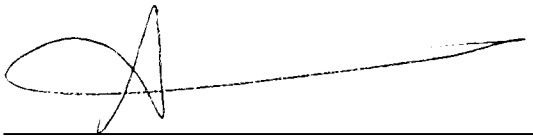
WITNESS my hand and seal at office this 13th day of March, 2024.

Notary Public
My Commission expires: June 17, 2025

[illegible] BONAN
[illegible] YORK
No. 01[illegible]54807
Qualified in Queens County
My Commission Expires 06-17-2025

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 3-15-2024.



Affiant Signature

3-15-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3-15-2024.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal