Karen Johnson
Batch # 1112417
03/19/2024 09:15:21 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240319-0018723

Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Mary K Wester
Affiant

Subscribed and sworn to before me, this 18 day of March 2024.

Notary Public
My commission expires: 6-17-2024

Address of New Owner:	Send Tax Bills to:	Tax Information
Aquila Properties, LLC 914 Ireland Street Nashville, TN 37208	New Owner	072-10-2Z-001.00-CO

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Wester Foundation,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Aquilla Properties, LLC, a Tennessee limited liability company,** Grantee(s), their heirs and assigns, the entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of 2909 Bronte Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 2909 Bronte Avenue at Instrument No. 20230425-0030388, 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 a portion of the same property conveyed to Aquila Properties, LLC by Warranty Deed from Mary Wester Foundation of record in Instrument No. 20170309-0023218 Register's Office for Davidson County, Tennessee, dated February 23, 2017 and recorded on March 9, 2017.

Being a portion of the same property conveyed to Mary Wester Foundation by Trustee's Deed from Trey Cain, not individually, but as Trustee of record in Instrument No. 20170309-0023219 Register's Office for Davidson County, Tennessee, dated February 22, 2017 and recorded on March 9, 2017.

This deed is being recorded to convey all interest in the property to the Grantee to correct any issues in the chain of title that are present as a result of the Trustee's Deed (Instrument No. 20170309-0023219, RODC) being recorded after the Warranty Deed to Aquila Properties, LLC (Instrument No. 20170309-0023218, RODC).

This property is improved property known as: **2909 A Bronte Avenue, Nashville, TN 37216.**

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18 day of March, 2024.

Mary Wester Foundation

By: Mary M Wester
Mary M. Wester
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mary M. Wester, President of Mary Wester Foundation,** the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Foundation** as such **President**.

Witness my hand, at office, this 18 day of March, 2024.

Notary Public

My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY