This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1123815 DEEDQC
04/17/2024 09:49:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240417-0027322

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kevin Bertman Ryan and Alana Jean Ryan 601 Old Hickory Blvd. #48 Brentwood, TN	SAME	171-3-B-244

I, **KEVIN BERTMAN RYAN,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **KEVIN BERTMAN RYAN AND ALANA JEAN RYAN, HUSBAND AND WIFE,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, Phase Two, Section Seven, on the Plan of Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, page 957, in the Register's Office of Davidson County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kevin Bertman Ryan by Warranty Deed from Pulte Homes Tennessee Limited Partnership of record in Instrument No. 20000229-0019793, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 601 Old Hickory Blvd. #48, Brentwood, TN 37027

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of April, 2024.

KEVIN BERTMAN RYAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Bertman Ryan, the bargainor, 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 and seal on this 16th day of April, 2024.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

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

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27