Karen Johnson Davidson County
Batch# 1127923 DEEDQC
04/26/2024 03:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240426-0030578

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Evan Forrest Madison Marie Barton 380 East Village Lane Nashville, TN 37216	**Ameris Bank** **1850 Parkway Place** **Suite 400** **Marietta, GA 30067**	061-01-0A-058.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Evan Forrest, unmarried man**, by these presents does hereby quitclaim and convey unto the **Evan Forrest, unmarried man and Madison Marie Barton, unmarried woman, as joint tenants with right of survivorship**, their heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Unit 58, together with common and private elements appurtenant to said Units, as established in Declaration of Covenants, Conditions and Restrictions for East Village Lane, formerly known as Arrowhead, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190111-0003194, as amended in Instrument No. 20190521-0048039, in Instrument No. 20230606-0042999 and in Instrument No. 20230914-0072226, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Woodland Street Partners LLC by Warranty Deed from J. Carlton Drumwright, Trustee of the Arrowhead Trust of record in Instrument No. 20171219-0129331 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 19, 2017.

Being a portion of the same property conveyed to Luma Systems LLC, a Tennessee limited liability company by Quitclaim Deed from Woodland Street Partners LLC, a Tennessee limited liability company of record in Instrument No. 20211020-0141140 Register's Office for Davidson County, Tennessee, dated October 15, 2021 and recorded on October 20, 2021.

Being the same property conveyed to Evan Forrest, unmarried man by Special Warranty Deed from Luma Systems, LLC, a Tennessee limited liability company of record in Instrument No. 20240304-0015003, Register's Office for Davidson County, Tennessee dated February 29, 2024 and recorded on March 4, 2024.

Being also known as 380 East Village Lane, Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 29th day of February, 2024.

Affiant

My commission expires: 1.3.26
(Affix Seal)

Notary Public

STEVE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 29th day of February, 2024.

Evan Forrest

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Evan Forrest**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of February, 2024.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 29, 2024** (date of document).

Affiant Signature

April 26, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 26th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25