Karen Johnson Davidson County
Batch# 1128690 DEEDQC
04/29/2024 01:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240429-0031015

QUITCLAIM DEED

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 26th DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

G-DP-24-1278

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Albert Yllander, Jr. and Kellen Ashley Rodas-Morgan	**Same as new owner**	
(NAME) **1278 3rd Ave S,**	(NAME)	**105-03-4B-008.00-CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEAN ALBERT YLLANDER, JR.,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SEAN ALBERT YLLANDER, JR. AND KELLEN ASHLEY RODAS-MORGAN, TOGETHER AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1278 of Dudley Park Condominiums, established pursuant to the provisions of the Tennessee Code Annotated as the same is set out in Section 66-27-201, et seq. as amended, under the Master Deed and Declaration establishing Dudley Park Condominiums of record in Instrument No. 20230922-0074682, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the condominium and buildings thereof; said Unit being depicted on Exhibit to said Master Deed and Declaration.

Being a portion of the same property conveyed to Woodstock Holdings, LLC by Quitclaim Deed from Woodstock Holdings, LLC of record in Instrument No. 20220111-0003322 Register's Office for Davidson County, Tennessee, dated January 03, 2022 and recorded on January 11, 2022.
Being a portion of the same property conveyed to Woodstock Holdings, LLC by Quitclaim Deed from WVL Investments, Inc. (formerly known as Woodstock Vintage Lumber, Inc.) of record in Instrument No. 20210917-0125386, Register's Office for Davidson County, Tennessee, dated September 14, 2021 and recorded on September 17, 2021.

Being the same property conveyed to Sean Albert Yllander, Jr., a single man by Warranty Deed from Woodstock Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240328-0021725, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1278 3rd Ave S, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 26th day of April, 2024.

Sean Albert Yllander, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN ALBERT YLLANDER, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **4/26/2024** (date of document).

Affiant Signature

Date **4/26/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **26** day of **April**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027