QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Roegan Ryane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April, 20 24

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

G-RR-17-320-903/2024 QCD

THIS INSTRUMENT WAS PREPARED BY

RUDY AND PARTNERS, PLLC
2012 21ST AVENUE S
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Roegan Ryane	**Roegan Ryane**	
(NAME) **320 Old Hickory Boulevard, Unit 903**	(NAME) **320 Old Hickory Boulevard, Unit 903**	**128120A04900CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(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, **BRITT LYNN HUNWICK SENECAL, MARRIED,** hereinafter called the Grantor(s), by these presents does hereby convey, assign and quitclaim unto **ROEGAN RYANE, UNMARRIED,** hereinafter called the Grantee(s), her 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:

Land in Davidson County, Tennessee, being Unit No. 49, Building No. 9, together with the appurtenant interest in the common elements of Eagle Ridge at the Reserve, Section 9, Phase 1A, a Horizontal Property Regime established by Master Deed of record in Instrument Number 20011011-0110875, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium site plan attached as Exhibit "A" to the 4th Amendment to the aforementioned Master Deed of record in Instrument Number 200203113-0031652, said Register's Office.

Being the same property conveyed to Roegan Ryane, unmarried, and Britt Lynn Hunwick Senecal, unmarried, by Quitclaim Deed dated October 5, 2018 of record in Instrument Number 20181008-0099617, Register's Office for Davidson, Tennessee.

Subject property having never been the residence of Grantor and/or her spouse.

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: **320 Old Hickory Boulevard, Unit 903, Nashville, Tennessee 37221**.

Karen Johnson Davidson County
Batch # 1130698 **DEEDQC**
05/03/2024 08:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240503-0032672

Witness my/our hand(s) this the 29 day of April, 2024.

Britt Lynn Hunwick Senecal

Britt Lynn Hunwick Senecal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITT LYNN HUNWICK SENECAL, 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 29 day of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Roegan Ryane
320 Old Hickory Boulevard #903
Nashville, TN 37221