QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1132897 DEEDQC
05/09/2024 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240509-0034247

File #24-TLC-74B-REFI

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 1 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2026

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher M. Anderson	**Same as New Owner**	
(NAME)	(NAME)	
74B Nance Lane		**106 05 0A 018.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **TYLER J. EVICK, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **CHRISTOPHER M. ANDERSON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 18 of Walden Village, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Walden Village, a Horizontal Property Regime, of record in Instrument No. 20151204-0122320; and Scrivener's Affidavit Instrument Nos. 20151207-0123161; 20151211-0124902 and 20160201-0009720, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Tyler J. Evick, an unmarried man and Christopher M. Anderson, an unmarried man, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20160930-0103370, in the Register's Office of Davidson County, Tennessee, dated September 15, 2016 and recorded on September 30, 2016.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 74 B Nance Lane, Nashville, TN 37210.

Witness my/our hand(s) this the 1 day of May, 2024.

Tyler J. Evick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 2024, before me personally appeared Tyler J. Evick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of May, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Christopher M. Anderson
74B Nance Lane
Nashville, TN 37210

True Copy Certification

I, John W. Bishop, 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 this the 8 day of May, 2024.

Affiant Signature
Date 5/8/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026