Quitclaim Deed

Karen Johnson
Batch # 1139928
05/28/2024 03:34:31 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240528-0039543

State of Tennessee
County of Davidson

The actual consideration for this transfer is -$0-.

Affiant

Subscribed and sworn to before me this the 24th day of April, 2024

Notary Public
My Commission Expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
1006 Kirkland Unit 2, LLC 1006 W Kirkland Ave. #2 Nashville, TN 37216	NEW OWNER	072 02 0C 002.00

KNOW ALL MEN BY THESE PRESENTS that **Zachary Michael Carlson, Joseph Michael Birdsall, and Ryan Carlson,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **1006 Kirkland Unit 2, LLC, and Tennessee Limited Liability Company**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 2 on the Plan of Onethousandsix West Kirkland Avenue, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20201020-0122163, as amended in Instrument No. 20210830-0116854, and Instrument No. 20210310-0031698, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made more a more complete description of the property.

Being the same property conveyed to Zachary Michael Carlson, Joseph Michael Birdsall, and Ryan Carlson by Warranty Deed from Central Coast Properties LLC, a Tennessee limited liability company of record as Instrument No.20240212-0009769 in the Register's Office for Davidson County, Tennessee, dated January 23, 2024, and recorded on February 12, 2024.

This is improved property having a physical address of: 1006 W Kirkland Ave, Unit 2, Nashville, TN 37216

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters f public record.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of April, 2024

_____(SEAL)
Zachary Michael Carlson

_____(SEAL)
Joseph Michael Birdsall

_____(SEAL)
Ryan Carlson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2024, before me personally appeared Zachary Michael Carlson, Joseph Michael Birdsall, and Ryan Carlson, 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 24th day of April 2024.

_____
Notary Signature
My commission expires: 10/4/2027

