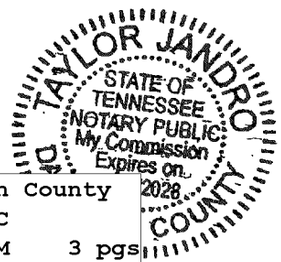
QUITCLAIM DEED



Karen Johnson Davidson County
Batch# 1141303 DEEDQC
05/31/2024 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240531-0040643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Colby Bredensteiner and Tyler Donnay (NAME)	**NEW OWNER** (NAME)	**081 03 3W 002.00**
1705B McKinney Avenue Nashville, TN 37208 (ADDRESS)	**1705B McKinney Avenue Nashville, TN 37208** (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 31st day of May, 2024, the undersigned, **COLBY BLAKE BREDENSTEINER**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **COLBY BLAKE BREDENSTIENER AND TYLER DONNAY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **1705B MCKINNEY AVENUE, NASHVILLE, TN 37208** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Nos. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1705 MCKINNEY AVE COMMONS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS of record as Instrument No. 20210809-0107196 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Colby Blake Bredensteiner, a single man, by Warranty Deed from Homestead Construction, LLC, of record in Instrument No. 20240528-0039207, in the Register's Office of Davidson County, Tennessee, dated May 23rd, 2024 and recorded on May 28th, 2023.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 31st day of May, 2024.

GRANTOR: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **COLBY BLAKE BREDENSTEINER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 31st day of May, 2024.

_____ _____

Notary Public My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 31, 2024.

Affiant Signature

5/31/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31 day of May, 2024.

Notary Public

Notary's Seal:

