Karen Johnson Davidson County
Batch# 1144640 DEEDQC
06/07/2024 02:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240607-0042904

This Instrument Prepared By:
Blue Note Title, LLC
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Name and Address of New Owner	Send Tax Bills To	Map & Parcel No
Udraft Sports, LLC 305 Seaboard Lane, Suite 308 Franklin, TN 37067	Udraft Sports, LLC 305 Seaboard Lane, Suite 308 Franklin, TN 37067	104-02-4A-109-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeff A. Walker and wife, Pamela G. Walker**, "the Grantor," convey and quitclaim unto **Udraft Sports, LLC, a Limited Liability Company**, "the Grantee," its successors and assigns, all their interest in the following described real estate in Davidson County, Tennessee:

A certain condominium unit in Davidson County, Tennessee, being Unit No 105 of the 3100 West End Circle Condominiums Phase II as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record as Instrument No. 20060419-0044895, amending Master Deed of record as Instrument No 20050405-0037200, as further amended by Amendment to First Supplement to the Master Deed of record as Instrument No. 20061018-0129536, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said unit being shown as part of Exhibit "A" to said Amendment to First Supplement to the Master Deed.

Being the same property conveyed to Jeff A Walker and wife, Pamela G. Walker by Warranty Deed from Brett Kelley, single, recorded on 05/22/2014 in Instrument No 20140522-0044218, Register's Office for Davidson County, Tennessee Further being the same property conveyed to UDRAFT SPORTS, LLC by Quitclaim Deed from Jeff A Walker and wife, Pamela G Walker, recorded on 05/17/2022 in Instrument No 20220517-0056697, Register's Office for Davidson County, Tennessee

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out)

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 13th day of May, 2024.

Jeff A. Walker

Pamela G. Walker

STATE OF TENNESSEE
COUNTY OF Williamson

On this 13 day of May, 2024, before me, the undersigned, personally appeared **Jeff A. Walker**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

MARILYN DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 9/21/24

STATE OF TENNESSEE
COUNTY OF Tennessee

On this 13 day of May, 2024, before me, the undersigned, personally appeared **Pamela G. Walker,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 9/21/24

MARILYN DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 13 day of May, 2024

NOTARY PUBLIC
My Commission Expires

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 5/13/2024 (date of document).

Affiant Signature
Date 5/13/2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202406070042904