This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22849-DJ

Karen Johnson Davidson County
Batch# 1148217 DEEDQC
06/17/2024 04:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240617-0045424

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 17 day of June, 2024.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Robert Bandas 942 Lawn View Lane Franklin TN 37064	New Owner	090-16-3E-001-00 090-16-3E-002-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Brian Robert Bandas, a married man**("Grantor") does hereby quitclaim and convey unto **THUNDERBIRD PARTNERS UNITE, a Tennessee general partnership** ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit A and Unit B on the Plan of Homes at 6438 Thunderbird Drive, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20221013-0112216, 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 the same property conveyed to Brian Robert Bandas, a married man, by deed from Mak Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220609-0065979, Register's Office for Davidson County, Tennessee, dated May 31, 2022 and recorded on June 9, 2022.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

This is ☐ improved or ☒ unimproved property located at: **411 and 413 Achievement Drive, Nashville, TN 37209**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of June, 2024.

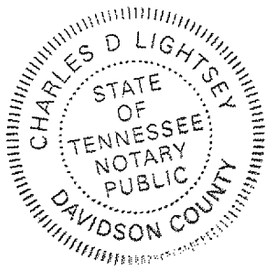
GRANTOR:

Brian Robert Bandas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brian Robert Bandas**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of June, 2024.



Notary Public
My Commission expires: 7/7/26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/17/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/17/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th **day of** June, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

