BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
Joseph White
7111 Red Maple Ct.
Fairview, Tennessee 37062

Karen Johnson Davidson County
Batch # 1153931 DEEDQC
07/03/2024 09:19:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240703-0050144

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Joel Scott Fuqua 2210 9th Ave S. Nashville, TN 37204	New Owner	105135J00200CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **JOEL SCOTT FUQUA, A SINGLE PERSON AND BEVERLY JO CLENDENEN, A SINGLE PERSON, AS TENANTS IN COMMON** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **JOEL SCOTT FUQUA, A SINGLE PERSON,** to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Bradford and 9th, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Bradford and 9th, a Horizontal Property Regime, of record in Instrument Number 20240411-0025865, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Beverly Jo Clendenen, single person and Joel Scott Fugua, a single person, as tenants in common by Quitclaim Deed by Beverly Joe Clendenen, dated April 10, 2023 and recorded April 14, 2023 in Instrument No. 20230414-0027445, in the Register's Office of Davidson County, Tennessee.

Being also known as 2210 9th Ave S., Nashville, TN 37204.

Witness my hand this 1 day of July, 2024

Beverly Jo Clendenen

BEVERLY JO CLENDENEN

STATE OF ~~TENNESSEE~~ Washington BC

COUNTY OF ~~DAVIDSON~~ Walla Walla BC

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Jo Clendenen, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2024.

Commission expires June 22, 2026

TREVOR ROLAND
NOTARY PUBLIC
STATE OF WASHINGTON
Notary License No. 22022243
Commission Expires 06/22/2026

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 2 day of July, 2024.

Notary Public

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 27, 2025
COUNTY OF WILLIAMSON