THIS INSTRUMENT PREPARED BY: SCHULMAN, LeROY & BENNET, P.C. 3310 WEST END AVE., STE. 460 NASHVILLE, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $84,309.98. Affiant Subscribed and sworn to before me, this 15th day of July, 2024. Notary Public My Commission Expires: 5-3-2027 ASHLEY NORTON GOLD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	
Address New Owner: Bridget McKinney 503 Nall Avenue Nashville, TN 37209	Send Tax Bills to: Same	Tax Information: Map/Parcel: 090 12 1A 001.00

QUIT CLAIM DEED

For and in consideration of the sum of Ten and no/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Patrick Simmons**, an unmarried man (hereinafter called the "Grantor"), does hereby quitclaim and convey unto **Bridget McKinney,** an unmarried woman, and **Joan McKinney and Leon McKinney,** married as Joint Tenants with Right of Survivorship (hereinafter called the "Grantees") their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as **503 Nall Avenue, Nashville, TN 37209.**

This property is conveyed subject to limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the property or the Grantor's interest therein.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

[Signatures on the following page]

Karen Johnson Davidson County
Batch # 1158291 DEEDQC
07/15/2024 01:40:53 PM 3 pgs
Fees: $18.00 Taxes: $311.95

20240715-0053120

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 15th day of July, 2024.

GRANTOR:

Patrick Simmons

STATE OF TENNESSEE
COUNTY OF Davidson

ASHLEY NORTON GOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Ashley Gold, the undersigned, a Notary Public in and for said County and State, the within named Patrick Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, on this the 15th day of July, 2024.

Notary Public

My Commission Expires: 5-3-2027

EXHIBIT A

DESCRIPTION OF PROPERTY

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1, on the plan of The Becanni, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Becanni, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20191212-0128228, as amended in Instrument Nos. 20200117-0006311, 20200710-0075567 and 20201104-0129388, 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 The Becanni, LLC, a Tennessee limited liability company, by Quit Claim Deed of Consolidation from The Becanni, LLC, a Tennessee limited liability company, of record in Instrument No. 20191010-0104203, in the Register's Office of Davidson County, Tennessee, dated October 08, 2019 and recorded on October 10, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdition of Lot No. 21 in Subdivision of The B.F. Cockrill Farm, as recorded in Plat Book 332, Page(s) 58.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191212-0128228, as amended in Instrument Nos. 20200117-0006311, 20200710-0075567 and 20201104-0129388.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180924-0094251.

Easement for Temporary Construction, recorded in Instrument No. 20200929-0112356.

Agreement as set forth in instrument recorded in Instrument No. 20191030-0111315.

Being the same property conveyed to Bridget McKinney, unmarried, and Patrick Simmons, unmarried, by Warranty Deed from Becanni LLC of record in Instrument No. 20210112-0005391 in the Register's office Davidson County, Tennessee.