QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$0.00.**

Affiant

Subscribed and sworn to before me this 11th day of July 2024.

Notary Public
My Commission expires: March 4, 2028
(affix seal)

KRISTAL HALL BOONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson
Batch # 1158324
07/15/2024 02:35:11 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240715-0053147

THIS INSTRUMENT PREPARED BY: Boone Law, PLLC, Kristal Hall Boone, 750 Old Hickory Blvd. Bldg. 2, STE 150, Brentwood, TN 37027		
NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP, GROUP & PARCEL NO.:**
Tony B. Richard and Sabrina Salvant, Trustees of the Richard Salvant Family Trust Dated July 11, 2024	Tony B. Richard and Sabrina Salvant, Trustees of the Richard Salvant Family Trust Dated July 11, 2024	082-04-0H-002.00-CO
6041 Christmas Drive	6041 Christmas Drive	
Nolensville, TN 37135	Nolensville, TN 37135	

KNOW ALL MEN BY THESE PRESENTS that Sabrina Salvant and Tony Bennae Richard, wife and husband, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Tony B. Richard and Sabrina Salvant, Trustees of the Richard Salvant Family Trust Dated July 11, 2024,** their heirs and assigns, their entire right, title and interest in and to a certain tract of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows:

A certain unit located in Davidson County, Tennessee, being Unit 916B of Homes at 916 North 6th Street, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 916 North 6th Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201118-0135711, in the Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on

Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Sabrina Salvant and Tony Bennae Richard, wife and husband, from North 6th Development, GP, A Tennessee General Partnership, by warranty deed filed of record in Instrument Number 20230516-0036516, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This quitclaim deed was prepared solely upon information provided by the party and no title examination or research was requested of or conducted by the preparer thereof.

This is improved property known as: **916 North 6th Street, Unit B, Nashville, TN 37207.**

WITNESS my hand this 11th day of July, 2024

Sabrina Salvant

Tony Bennae Richard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainers, **Sabrina Salvant and Tony Bennae Richard**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal this 11th day of July, 2024.

KRISTAL HALL BOONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission expires: March 4, 2028