Karen Johnson Davidson County
Batch# 1162664 DEEDQC
07/25/2024 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240725-0056444

Name and Address of New Owner:
Amanda Branom and Ryan Lewis Busing
1031 Lyndon Lane
Milton, GA 30004

Send Tax Bills To:
New owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 091-03-0B-020.00

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, **Amanda Busing (FKA Amanda Branom) and Ryan Lewis Busing, wife and husband,** "the Grantors," convey and quitclaim unto **Silo Park 1663 LLC, a Tennessee limited liability company,** "the Grantee," all our right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 20 of Silo Bend Homes, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and the By-Law appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Silo Bend Homes, LLC, a Tennessee limited liability company by Special Warranty deed from R Manuel- Centennial, a Tennessee general partnership of record in Instrument No. 20180627-0062235 Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on June 27, 2018.

Being the same property conveyed to Amanda Branom and Ryan Busing, Tenants in Common, by Warranty Deed from Silo Bend Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201008-0116770 Register's Office for Davidson County, Tennessee, dated October 2, 2020 and recorded on October 8, 2020.

Being also known as 1663 54th Ave N, Nashville, TN 37209.

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 24th day of July, 2024.

_____(SEAL)
Amanda Busing

_____(SEAL)
Ryan Lewis Busing

STATE OF GEORGIA
COUNTY OF Fulton

On this 24 day of July, 2024, before me personally appeared Amanda Busing and Ryan Lewis Busing, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal this 24 day of July, 2024.

Notary Signature

Printed Name: Akuma L Uriesi

My commission expires: 11/22/2024

AKUMA L URIESI
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
COMMISSION #W-00477556
EXPIRES NOVEMBER 22, 2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF GEORGIA
COUNTY OF Fulton

Sworn to and subscribed before me this 24 day of July, 2024.

Notary Signature
My commission expires: 11/22/2024

AKUMA L URIESI
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
COMMISSION #W-00477556
EXPIRES NOVEMBER 22, 2024

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-24-24.

Affiant Signature

7-24-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

