Karen Johnson Davidson County
Batch# 1163376 DEEDQC
07/29/2024 12:13:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20240729-0057025

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 23 day of July, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES SEPTEMBER 6, 2027

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Todd Vandam Elizabeth Ann Vandam 1522B Kirkwood Avenue Nashville, TN 37212	Jason Todd Vandam Elizabeth Ann Vandam 1522B Kirkwood Avenue Nashville, TN 37212	Map and Parcel No.: 117 04 0S 002.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, David S. Bolland and Wendy A. Bolland, as Trustees of the David S. and Wendy A. Bolland Living Trust ("Grantors"), do hereby quitclaim, transfer and convey unto Jason Todd Vandam and Elizabeth Ann Vandam, husband and wife ("Grantees"), their heirs and assigns, all of Grantors' right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being a certain private element unit situated in Davidson County, Tennessee and further known as Unit B on the plan of 1522 Kirkwood Avenue Townhomes, created under Title 66, Section 27-103(b) et seq., as amended, Tennessee Code Annotated, and as shown on exhibit of the Declaration of Covenants, Conditions, and Restrictions for 1522 Kirkwood Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20140320-0023033, and as amended in First Amendment to the Declaration of Covenants, Conditions, and Restrictions for 1522 Kirkwood Avenue Townhomes, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20160322-0027026, Register's Office for Davidson County, Tennessee, including without limitation, those By-Laws appended thereto, together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of 1522 Kirkwood Avenue Townhomes shown as exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.

Being the same property conveyed to the David S. and Wendy A. Bolland Living Trust by warranty deed dated May 8, 2024, from David Ward Branson and Abigail Branson, husband and wife, of record in Instrument No. 20240508-0034038 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1522B Kirkwood Avenue, Nashville, Davidson County, Tennessee, 37212.

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

IN WITNESS WHEREOF, Grantors have executed this instrument made effective as of the 12th day of July, 2024.

GRANTORS:

DAVID S. AND WENDY A. BOLLAND LIVING TRUST

By: _____
David S. Bolland, Trustee

By: Wendy A. Bolland
Wendy A. Bolland, Trustee

STATE OF Wisconsin

COUNTY OF Sheboygan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David S. Bolland and Wendy A. Bolland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of the the David S. and Wendy A. Bolland Living Trust, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 23rd day of July, 2024.

Haven Mostek
NOTARY PUBLIC
STATE OF WISCONSIN

_____
Notary Public
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION WAS CONDUCTED BY PREPARER. THE LEGAL DESCRIPTION HEREIN IS TAKEN FROM THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

Tennessee Certification of Electronic Document

I, George Mudter, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on July 23, 2024 (date of document).

Affiant Signature

July 23, 2024
Date

State of Tennessee

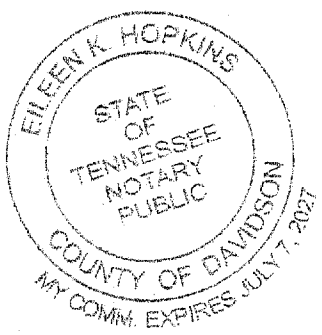
County of Davidson

Sworn to and subscribed before me this 29th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07/07/2027

NOTARY'S SEAL



202407290057025