QUITCLAIM DEED

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 3·20·28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (AND RETURN TO):

Rudy & Partners, PLLC
2012 21st Ave S, Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Eubank and Stonegate Acquisitions LLC	**NEW OWNER**	
(NAME)	(NAME)	**071-02-0-205.00**
114 B Fern Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER EUBANK, SINGLE,** hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **CHRISTOPHER EUBANK, SINGLE, and STONEGATE ACQUISITIONS, LLC,** hereinafter called the Grantees, their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Units A and B, as established in Declaration of Covenants, Conditions and Restrictions for Twelve-ThirtySix North Avondale Circle, a horizontal property regime with private elements, of record at Instrument No. 20240813 0061072, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property

Being the same property conveyed to Christopher Eubank, single by Warranty Deed from Carla Brown, married of record in Instrument No. 20240229-0013887, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1236 N Avondale Circle, Nashville, Tennessee 37207**.

Karen Johnson
Batch # 1168418
08/13/2024 10:43:09 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240813-0061087

Witness my hand this the 5 day of August, 2024.

Christopher Eubank

STATE OF Tennessee
COUNTY OF Davidson

On this the 5 day of August, 2024, before me personally appeared Christopher Eubank, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5 day of August, 2024.

Notary Public
My Commission Expires:

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028