This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1174847 DEEDQC
08/27/2024 02:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240827-0065919

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Elliott Nathan Noble-Holt 1711 Castleman Drive Nashville, Tennessee 37215	Same	131-07-2A-002.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DONTE NOBLE**, a single man also known as **DONTE DIEGO HORTON NOBLE-HOLT** ("Grantor"), does hereby quitclaim and convey unto **ELLIOTT NATHAN HOLT**, a single man also known as **ELLIOTT NATHAN NOBLE-HOLT** (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 1711 Castleman Drive, Nashville, Tennessee 37215. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 27th day of August, 2024.

GRANTOR:

Donte Noble

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Donte Noble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 27 day of August, 2024.

M. Catherine Clearwaters
Notary Public

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 27 day of August, 2024.

M. Catherine Clearwaters
NOTARY PUBLIC

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for 1711 Castleman Drive, a Horizontal Property Regime, of record in Instrument Number 20170907-0092221, in the Register's Office, Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elliott Nathan Holt and Donte Noble, by deed, of record in Instrument No. 20200409-0037865, Register's Office for Davidson County, Tennessee.

This is improved property known as 1711 Castleman Drive, Nashville, Tennessee 37215.

*This property is being conveyed in compliance with a Marital Dissolution Agreement dated April 19, 2024.

CERTIFICATE OF AUTHENTICITY

I, Courtney L. Creal, do hereby make oath that I am a licensed attorney (Tennessee Bar #034330) 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 August 27, 2024 (date of document).

Courtney Lutz Creal
Affiant Signature

8/27/24
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of August, 2024

Notary's Signature

My Commission Expires: 5.3.27.

CHRISTINE BAGNASCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 3, 2027