QUITCLAIM DEED

Karen Johnson
Batch # 1179579
09/10/2024 11:11:58 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240910-0069699

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 6th DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

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 Leisa Foster	**NEW OWNER**	
(NAME)	(NAME)	**070073A00100CO** **070073A00200CO**
114 B Fern Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher Eubank ("Grantor") by these presents does herby convey, assign, and quitclaim to Christopher Eubank a 99% interest, and to Leisa Foster a 1% interest, as tenants in common, ("Grantee") their successors and assigns, all of 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 Ten-TwentyFive Alice Street, a horizontal property regime with private elements, of record at Instrument No. 20221028-0116778, 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 Carlos Martinez by Warranty Deed from Chris Koch and Allison Koch, of record in Instrument No. 20200326-0032838, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Christopher Eubank by Quitclaim Deed of record at Instrument No. 20230222-0012556, Register's Office Davidson County, Tennessee.

INCULDED IN THIS CONVEYANCE ARE ALL DEVELOPER RIGHTS OF GRANTOR PURSUANT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TEN-TWENTYFIVE ALICE STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AT INSTRUMENT NO. 20221028-0116778, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is improved property known as: 1025 A and B Alice St, Nashville, TN 37218

PH

Witness my hand this the 6 day of September, 2024.

Christopher Eubank

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 Christopher Eubank (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6th day of September, 2024.

Notary Public
My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

PH