Karen Johnson Davidson County
Batch# 1181147 DEEDQC
09/12/2024 02:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240912-0070502

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, TN 37215

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.

Brad Borchers
Affiant

Subscribed and sworn to before me, this 12th day of September, 2024.

Notary Public

My Commission Expires: 3/8/25

QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Nashville Flyers LLC<br>5908 Maxon Ave<br>Nashville, TN 37209 | New Owner | Map and Parcel No.:<br>0910705001.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Andrea Kathleen Borchers (formerly known as Andrea Kathleen Erikson) and Brad Michael Borchers, wife and husband (collectively, "Grantors")** do hereby quitclaim, transfer and convey unto **Nashville Flyers LLC, a Tennessee limited liability company ("Grantee")**, its successors 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 on Exhibit "A" hereto.

This is improved property known as 5402 B Pennsylvania Avenue, Nashville, Davidson County, Tennessee 37209.

Whenever used, the singular number 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 on this 12th day of September, 2024.

GRANTORS:

Andrea Kathleen Borchers
f/k/a Andrea Kathleen Erikson

Brad Michael Borchers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Andrea Kathleen Borchers f/k/a Andrea Kathleen Erikson and Brad Michael Borchers, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of September, 2024.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/8/28

Exhibit "A"

Being Unit B as shown on Exhibit "C" on the Plan of 5402 Pennsylvania Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20141028-0099390, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrea Kathleen Erikson and Brad Michael Borchers, joint tenants with right of survivorship, by deed from MRB Developers LLC, a Tennessee limited liability company, of record in Instrument No. 20150724-0072709, Register's Office for Davidson County, Tennessee. The said Andrea Kathleen Erikson having since changed her name to Andrea Kathleen Borchers.

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 NOR 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 9-12-24 (date of document).

Affiant Signature

9-12-24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of Sept., 2024

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027