Karen Johnson Davidson County
Batch# 1182357 DEEDQC
09/17/2024 08:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240917-0071765

This Instrument is Prepared By:
Andrew J. Triplett, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Myava, LLC **329 Harbor Drive,** **Old Hickory, TN 37138**	**Thomas Foley, II & Jean Foley** **329 Harbor Drive,** **Old Hickory, TN 37138**	**081-12-0T-435.00**

THIS INSTRUMENT, made and entered into this 13th day of September 2024, by and between **Thomas Francis Xavier Foley, II, and Jean Burke Foley,** *("Grantors")*, and **Myava, LLC, a Tennessee Limited Liability Company** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned, Grantors, convey and quitclaim all of their interests and all of their rights, title and interests, marital or otherwise, in and to the following parcel of described real estate, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 435, Werthan Lofts IV and V, Condominiums, Phase V as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scriveners Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed from Jared Hans Brynildsen and Carolyn Brynildsen, husband and wife, to Thomas Francis Xaiver Foley and Jean Burke Foley, by Warranty Deed dated June 4, 2021, and recorded June 10, 2021, of record in Instrument Number 20210610-0078598, Register's Office for Davidson County, Tennessee.

This is improved property known as **1350 Rosa L. Parks Boulevard, #435, Nashville, Tennessee 37208.**

And now, Grantors, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey *all of* their property interest into **Myava, LLC, a Tennessee Limited Liability Company.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantors, **Thomas Francis Xavier Foley, II and Jean Burke Foley,** has hereunto set their hands on this the 13th day of September 2024.

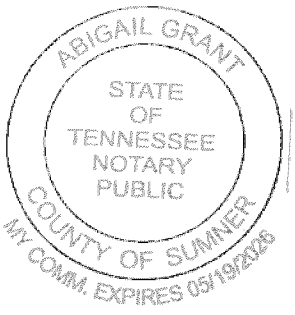
(Signature Page to Follow).

Thomas Francis Xavier Foley, II, *Grantor*

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, **Thomas Francis Xavier Foley, II,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of September 2024.



Abigail Grant
Notary Public

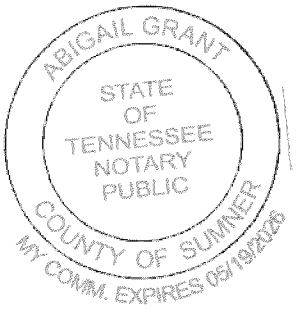
My Commission Expires: 5/19/2026

Jean Burke Foley, *Grantor*

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, **Jean Burke Foley,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of September 2024.



Abigail Grant
Notary Public

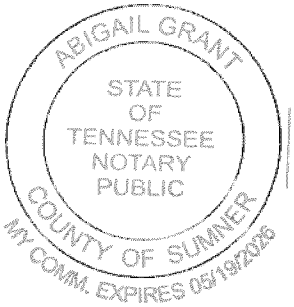
My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant: **THOMAS FOLEY, II, Member of Myava, LLC, *Grantee***

Subscribed and sworn to before me this 13th day of September 2024.



Abigail Grant
Notary Public

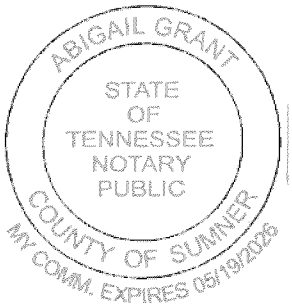
My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant: **JEAN FOLEY, Member of Myava, LLC, *Grantee***

Subscribed and sworn to before me this 13th day of September 2024.



Abigail Grant
Notary Public

My Commission Expires: 5/19/2026

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 09/13/2024 (date of document).

Affiant Signature

09/17/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/2/27

NOTARY'S SEAL

