Karen Johnson Davidson County
Batch# 1187019 DEEDQC
09/26/2024 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240926-0074811

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 26th day of September, 2024.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/20/25

ADDRESS OF NEW OWNER:
Blonde Consulting, LLC
935 E. Trinity Lane
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

Map & Parcel: 069-12-0F-001.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **James Fineman**, Grantor, does hereby quitclaim and convey all of his undivided right, title and interest, to the hereinafter described property to **Blonde Consulting, LLC, a Tennessee limited liability company**, Grantee. Said property conveyed herein is described as follows:

Situated in Davidson County, Tennessee, being Unit No. 2107A on the Plan of 2107 Courtney Townhomes, A Horizontal Property Regime With Private Elements, established by and depicted as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20221205-0126505, as amended at Instrument No. 20230111-0002339, in the Register's Office for Davidson County, Tennessee, to which declaration reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Blonde Consulting, LLC, a Tennessee limited liability company, and James Fineman by Warranty Deed from Pamela Strange (f/k/a Pamela Shields) and Joe Strange, wife and husband of record in Instrument No. 20220822-0094437, in the Register's Office for Davidson County, Tennessee, dated August 19, 2022 and recorded on August 22, 2022.

This is real property commonly known as 2107A Courtney Avenue, Nashville, TN 37218.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 26th day of September, 2024.

James Fineman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, James Fineman, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 26th day of September, 2024.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 26, 2024.

J. Carlton Drumwright

9/26/24
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 9/26/24.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY