This Instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Davidson

The actual consideration of $0.00.

Affiant

AUDREY DEHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1193707 DEEDQC
10/15/2024 01:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241015-0079940

Subscribed and sworn to before me this 2 day of October, 2024.

Notary
Commission Expires: 07/06/2026

**QUITCLAIM DEED**

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Sean Akira Davis and Cristina Leonor Davis<br>1110 North 6th Street, Unit A<br>Nashville, TN 37207 | NEW OWNER | 082-04-0-014.00 |

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Sean Akira Davis, a married man,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Sean Akira Davis and Cristina Leonor Davis, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Oakwood Park, as of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean Akira Davis, an unmarried man by Warranty Deed from Jacob A. Kassinger and Olivia Kassinger, husband and wife, of record in Instrument No. 20220916-0103702, Register's Office for Davidson County, Tennessee, dated September 15, 2022 and recorded on September 16, 2022.

For information purposes only: 1110 North 6th Street, A, Nashville, TN 37207

Subject to all matters of record.

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.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

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.

Witness my hand this 2 day of October, 2024.

Sean Akira Davis

State of Tennessee )
County of Davidson )

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Sean Akira Davis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of October, 2024.

Audrey Dehart
Notary Public
My Commission Expires: 07/04/2026

AUDREY DEHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# Certificate of Authenticity

I, Joshua A. Terry, 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 10/2/2024.

Affiant Signature – Joshua A. Terry

10/15/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/15/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27