This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Karen Johnson Davidson County
Batch# 1203276 DEEDQC
11/12/2024 12:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241112-0087734

Return to: Radian Title Services, 1000 GSK Drive, Suite 210, Coraopolis, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Kristofer Nonn and Helen Lewis Martin Nonn	Kristofer Nonn and Helen Lewis Martin Nonn	091094X00200CO
612B Eastboro Drive	612B Eastboro Drive	
Nashville, TN 37209	Nashville, TN 37209	

QUITCLAIM DEED

Deed Exempt Pursuant to Section TCA 67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, KRISTOFER NONN and HELEN LEWIS MARTIN NONN, husband and wife, hereinafter referred to as "Grantor", whose mailing address is: 612B Eastboro Drive, Nashville, TN 37209, does hereby convey, transfer, remise, release, relinquish and quitclaim unto KRISTOFER NONN and HELEN LEWIS MARTIN NONN, husband and wife, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 612B Eastboro Drive, Nashville, TN 37209, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RESIDENCES AT 612 EASTBORO, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20210903-0118955 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Tax ID No.: 091094X00200CO

Being the same property conveyed to Kristofer Nonn and Helen Lewis Martin Nonn, herein by deed recorded Ma 24, 2024 as Instrument No. 20240528-0039407, in the Office of the County Register of Deeds of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 612B Eastboro Drive, Nashville, TN 37209.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of November, 2024.

KRISTOFER NONN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KRISTOFER NONN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 4th day of November, 2024.

Notary Public
My Commission expires: 9/20/2025

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of November, 2024.

HELEN LEWIS MARTIN NONN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that HELEN LEWIS MARTIN NONN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 4th day of November, 2024.

Notary Public
My Commission expires: 9/20/2025

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

VALUATION AFFIDAVIT

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

KRISTOFER NONN

HELEN LEWIS MARTIN NONN

Subscribed and sworn to before me this 4th day of November, 2024.

Notary Public
My Commission expires: 9/20/2025

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Bryan Gutierrez, 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 **November 4, 2024** (date of document).

Bryan Gutierrez
Affiant Signature

November 11, 2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this **11** day of **November**, 2**024**.

BS
Notary's Signature Brynn Law

MY COMMISSION EXPIRES: 11-22-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Brynn Law, Notary Public
Beaver County
My commission expires November 22, 2026
Commission number 1429737