Karen Johnson
Batch # 1208318
11/25/2024 12 53 36 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241125-0092019

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Edward W. Kothera

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER 2024

Notary Public (AFFIX SEAL)
My Commission Expires 1-26-2028

THIS INSTRUMENT PREPARED BY
Charles R Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX NOTICES TO N E W O W N E R	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
My Three Sons Living Trust	Legends Bank	093090G01300CO
(ADDRESS)	(ADDRESS)	
1212 Demonbreun St , Unit 607	310 North 1st Street	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
Nashville, TN 37203	Clarksville, TN, 37040	

KNOW ALL MEN BY THESE PRESENTS that Edward W. Kothera, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Edward W. Kothera, Trustee, or his successors in interest, of the My Three Sons Living Trust dated November 4, 2024, and any amendments thereto, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Unit 607 as established by the Declaration of Condominium Regime for The Pullman Condominiums (A Condominium Community in Davidson County, Tennessee), of record as Instrument No. 20240715-0053179, Register's Office of Davidson County, Tennessee (the "Declaration"), to which reference is hereby made for a more complete description, together with easements appurtenant to said unit, and an undivided percentage interest in the common elements allocated to said unit, as set forth in said Declaration.

Being a portion of the same property conveyed to Edward William Kothera, a single man, from Nashville Gulch PII JV Holdings, a Delaware general partnership, by Special Warranty Deed with Vendor's Lien, of record as Document No. 20240913-

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0070889 Register of Deeds Office of Davidson County, Tennessee, dated July 26, 2024, and recorded on September 13, 2024.

This improved property is known as 1212 Demonbreun St. # 607 Nashville, TN 37203

THIS CONVEYANCE IS MADE SUBJECT TO this instrument, and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND this 4th day of OCTOBER 2024.

GRANTOR:

Edward W. Kothera

MISTY D. DICKMEYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-26-2028

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Edward W. Kothera, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 4th day of October 2024.

NOTARY PUBLIC

My commission expires: 1-26-2028

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