Karen Johnson Davidson County
Batch# 1213586 DEEDQC
12/10/2024 07:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241210-0095591

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WG-QCD-24-1252

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
WIA Construction, LLC	**Same as new owner**	
(NAME) **6121 Cane Springs Rd**	(NAME)	**105040Z00200CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN MUSSER , UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WIA Construction, LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 1252 Thomas Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1252 Thomas Street, a Horizontal Property Regime, of record in Instrument Number 20210929-0131172 and Amendment recorded in Instrument No. 20221116-0121992 and Assignment of Developer's Rights recorded in Instrument No. 20221116-0121991 and Attorney's Certificate recorded in Instrument No. 20220513-0055593, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property **mistakenly** conveyed to Brian Musser, Unmarried from BM Builders, LLC, a Tennessee Limited Liability Company by Quitclaim Deed of record in Instrument No. 20240918-0072117, in the Register's Office of Davidson County, Tennessee.

This property was mistakenly conveyed to Brian Musser. The purpose of this instrument is to convey any and all interest in the subject property could have arisen due to the filing of the aforementioned Quitclaim Deed

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1252 Thomas Street, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 9th day of December, 20 24 .

Brian Musser

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian Musser**,the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of December, 2024 .

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

I, **Gabriel R. Lutz**, 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 **12/09/2024** (date of document).

Affiant Signature

Date **12/09/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **9** day of **December**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027