Name and Address of New Owner:
Brandon Matthew Devlin
1404 Winding Way Road
Nashville, TN 37216

Send Tax Bills To:
Brandon Matthew Devlin
1404 Winding Way Road
Nashville, TN 37216

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214

Map & Parcel No: 061 14 0 117.00

Karen Johnson Davidson County
Batch# 1213634 DEEDQC
12/10/2024 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241210-0095668

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nashadelphia, LLC, a Tennessee Limited Liability Company,** "the Grantor," convey and quitclaim unto **Brandon Devlin, an unmarried man,** "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being the Southeast part of Lot No. 73 on the map of MAPLEWOOD HOME TRACT, of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee, said part of Lot No. 73 fronts 60 feet on the West side of Burrus Street or Avenue and extends back between lines 133.6 feet, more or less, on the North line and 125.0 feet, more or less, on the South line (said South line along North margin of Gillock) to a dead line in the rear, measuring 60 6 feet, more or less.

Being part of the same property conveyed to Nashadelphia, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Brandon Devlin, married, of record in Instrument No. 20180801-0075415, in the Register's Office of Davidson County, Tennessee, dated July 20, 2018 and recorded on August 01, 2018.

Being part of the same property conveyed to Brandon Devlin, an unmarried person, by Warranty Deed from Jessica Ford and Christopher Rankhorn, husband and wife, of record in Instrument No. 20130301-0020568, in the Register's Office of Davidson County, Tennessee, dated February 21, 2013 and recorded on March 01, 2013.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF

AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, 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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5th day of December, 2024

_____(SEAL)
Brandon Dunn, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2024, before me personally appeared Brandon Dunn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of December, 2024.

Notary Signature
My commission expires:
3/9/27

LINDA HOBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of December, 2024

Notary Signature
My commission expires:
3/9/27

LINDA HOBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Vianka Bustos, 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 12/5/24 (date of document).

Affiant Signature

12/5/24
Date

State of OHIO

County of HAMILTON

Sworn to and subscribed before me this 5th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: N/A

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

MARTIN D. RINK
Attorney at Law
Notary Public - State of Ohio
Commission has no expiration date.
Section 147.03 O. R. C.