Name and Address of New Owner:
Brandon Devlin
1404 Winding Way Rd
Nasvhille, TN 37216

Send Tax Bills To:
Brandon Devlin
1404 Winding Way Rd
Nasvhille, TN 37216

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

Map & Parcel No: 119060252

Karen Johnson Davidson County
Batch# 1213636 DEEDQC
12/10/2024 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241210-0095670

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:

> Land in Davidson County, Tennessee, being Lot No. 2 on the PLAN OF BRYANT HEIGHTS of record in Book 1835, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being part of the same property conveyed to Nashadelphia, LLC, A Tennessee Limited Liability Company, by Quit Claim 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 the same property conveyed to Brandon Devlin, by Warranty Deed from PAM, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20150605-0052678, in the Register's Office of Davidson County, Tennessee, dated June 02, 2015, and recorded on June 05, 2015.

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.

_____(SEAL)
Brandon Devlin, member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2024, before me personally appeared BRANDON DEVLIN, 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.