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

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

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

Map & Parcel No: 071 08 0 226.00

Karen Johnson Davidson County
Batch# 1213678 DEEDQC
12/10/2024 09:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241210-0095721

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 Comapny,** "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. 49 on the Map of SECTION ONE, JOYWOOD HEIGHTS, of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.

Beginning on the Southerly margin of Wesley Avenue at the corner of Lot Nos. 48 and 49, thence with the line between said two lots Southwardly 196.6 feet, thence Westwardly 60 feet to the corner of Lot Nos. 49 and 50, thence with the line between said two lots Northwardly 198.2 feet to the Southerly margin of said Avenue; thence with said Avenue Eastwardly 60 feet to the beginning.

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 the same property conveyed to Brandon Devlin, Married, by Warranty Deed from Bradley Joe Southgate and Elizabeth L. Meece and Edward R. Southgate and Shawna L. Tennant and Clifton Givens, Heirs at Law of Nancy Patterson, of record in Instrument No. 20160204-0011017, in the Register's Office of Davidson County, Tennessee, dated February 03, 2016, and recorded on February 04, 2016

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 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(s) 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.

LINDA HOBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

_____
Notary Signature
My commission expires: 3/9/27

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

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

LINDA HOBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires 3/9/27

20241210009572I

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 5 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: N/A

NOTARY'S SEAL



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