Karen Johnson Davidson County
Batch# 1217261 DEEDQC
12/17/2024 01:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241217-0097930

QUITCLAIM DEED

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES: 7.7.25
(AFFIX SEAL)

File #22-DM-1014-404

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1014 MUSIC ROW 404 LLC	**Same as New Owner**	
(NAME)	(NAME)	**105 01 1Y 404.00 CO**
8405 Phoenician Court		
(ADDRESS)	(ADDRESS)	
Davie, FL 33328		
(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, **SEAN LACHANCE, A MARRIED PERSON,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **1014 MUSIC ROW 404 LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all 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 404 of HAROLD & OWEN CONDOMINIUMS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HAROLD & OWEN CONDOMINIUMS, of record in Instrument No. 20240304-0014936, as amended at First Amendment of record at Instrument No. 20240625-0047065, and amended at Second Amendment of record at Instrument No. 20240711-0052228, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Sean LaChance, a married person, by warranty deed from Harold & Owen LLC, of record in Instrument Number 20240712 0052598, recorded on July 12, 2024, Register's Office for Davidson County, Tennessee.

The above-described property is not now, nor ever has been, the marital or primary residence of the grantor herein.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ unimproved __X___ improved property known as: 1014 16th Avenue S, #404, Nashville, TN 37212.

Witness my/our hand(s) this the 16 day of December, 2024.

Sean LaChance

STATE OF Florida

COUNTY OF Broward

Before me personally appeared SEAN LaCHANCE, 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 16 day of DECEMBER, 2024.

Notary Signature
My commission expires: Oct 1, 27

NOTARY PUBLIC STATE OF FLORIDA

SALIAE RUSSELL
Commission # HH 449435
Expires October 1, 2027

RETURN TO:
1014 MUSIC ROW 404 LLC
8405 Phoenician Court
Davie, FL 33328

True Copy Certification

I, **Kaz Arbogast,** 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 this the 16th Day of December, 2024.

Affiant Signature
Date 12/17/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 Day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

