Karen Johnson Davidson County
Batch# 1218355 DEEDQC
12/19/2024 11:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241219-0098702

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 16 day of December, 2024. Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owner: Broaddus Holdings, LLC 1510 Demonbreun St. Apt 1012 Nashville, TN 37203	Send Tax Bills to: New Owner	Map Parcel No. 059-16-0B-0 14.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA BROADDUS, UNMARRIED** ("Grantor"), by these presents, does hereby quitclaim and convey unto **BROADDUS HOLDINGS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY** and their heirs, successors and assigns (collectively "Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 14 on the Plan of The Homes at 2607 Whites Creek Pike, a Horizontal Property Regime of record in Declaration for The Homes at 2607 Whites Creek Pike, a Horizontal Property Regime of record at Instrument No. 20220318-0031733, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JESSICA BROADDUS, UNMARRIED by Warranty Deed from Whites Creek Pike, LLC a Tennessee Limited Liability Company, of record in Instrument No. 20241030-0083529, in the Register's Office of Davidson County, Tennessee, dated December 8, 2023 and recorded on October 30, 2024.

This is improved property known as: **2607 Whites Creek Pike Unit 19 Nashville, TN 37207**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

JESSICA BROADDUS

STATE OF)
COUNTY OF)

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

Witness my hand, at office, this 18th day of December, 2024.



Notary Public
My commission expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 12/19/2024 (date of document).

Affiant Signature

12/19/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

