Karen Johnson Davidson County
Batch # 1222434 DEEDQC
01/02/2025 10:23:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250102-0000138

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
828A W Argyle Ave, LLC 5360 Hillsboro Pike Nashville, TN 37215	Same	105-06-0G-001.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **ANDREW EAST**, a married man, ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **828A W Argyle Ave, LLC, a Tennessee limited liability company**, and their successors, heirs and assigns. The real estate is described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 828 West Argyle Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 828 West Argyle Homes, a Horizontal Property Regime, of record in Instrument Number 20150126-0007479, 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 Andrew East, a married man, by Warranty Deed from Brian Burns, an unmarried man, dated December 13, 2024, recorded December 27, 2024, of record in Instrument No. 20241227-0100455, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 18th day of December, 2024.

Affiant

Notary Public My Commission Expires: _____

COVINGTON G. DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES DECEMBER 13, 2025

This is improved property, known as 828A Argyle Avenue, Nashville, TN 37203.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 18th day of December, 2024.

ANDREW EAST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW EAST**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of December, 2024.

Notary Public My Commission Expires: 12/13/2025

COVINGTON G. DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES DECEMBER 13, 2025