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

Karen Johnson Davidson County
Batch # 1222434 DEEDQC
01/02/2025 10:23:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250102-0000139

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Westwood 15th, LLC 5360 Hillsboro Pike Nashville, TN 37215	Same	105-05-0-079.00

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 and Shawn East, a married couple** ("**Grantor**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Westwood 15th, LLC, a Tennessee limited liability company**, and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Unit A on the Plan of Lone Oak Urbana, a Horizontal Property Regime with private elements, filed as Exhibit B to and established by Declaration of Property Covenants, Conditions, and Restrictions of record in Instrument No. 20070207-0016045, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Andrew East and Shawn East, a married couple, by Warranty Deed from Aaron Robinson and Jocelyn Robinson, husband and wife, dated December 5, 2024, recorded December 12, 2024, of record in Instrument No. 20241212-0096719, 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 1421 A 15th Ave South, Nashville, TN 37212.

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

SHAWN EAST

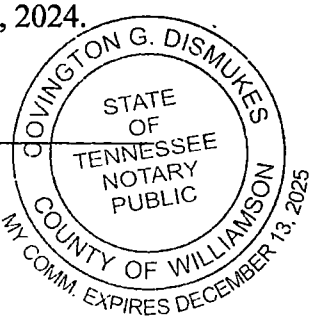
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHAWN 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 she 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:

