Name and Address of New Owner:
Clayton Meyers
942 31st Avenue North, #A
Nashville, TN

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 092 06 0E 001.00

Karen Johnson Davidson County
Batch# 1222947 DEEDQC
01/03/2025 08:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250103-0000464

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, **Abigail Muhler, unmarried,** "the Grantor," convey and quitclaim unto, **Clayton Meyers, an unmarried man** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

A certain unit located In Davidson County, Tennessee, being known and designated as Unit No. 942A of Grant Estates. a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Grant Estates a Horizontal Property Regime, of record in Instrument Number 20180828-0084964, in the Registers 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 Abigail Muhler, unmarried and Clayton Meyers, unmarried his/her/its/their heirs, successors and assigns by Deed dated April 14, 2022 from Francesco V. Colaianni, an unmarried person, recorded April 22, 2022, in Instrument Number 202204220046772, in the Official Records of Davidson County, Tennessee.

This property more commonly referred to as 942 31st Avenue North #A, Nashville, TN

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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 20th day of December, 2024.

Abigail M (SEAL)
Abigail Muhler

STATE OF Maryland
COUNTY OF Harford

On this 20th day of December, 2024, before me personally appeared, **Abigail Muhler**, 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 20th day of December, 2024.

Tiawana Pinkney
Notary Signature
My commission expires: 11/16/2025

TIAWANA PINKNEY
Notary Public
Harford County, Maryland
My Commission Expires 11/16/2025

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.

Abigail M

STATE OF Maryland
COUNTY OF Harford

Sworn to and subscribed before me this 20th day of December, 2024.

Tiawana Pinkney
Notary Signature
My commission expires: 11/16/2025

TIAWANA PINKNEY
Notary Public
Harford County, Maryland
My Commission Expires 11/16/2025

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on Dec 20 2024 (date of document).

Affiant Signature

Dec 20, 2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 20 day of December 2024.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25