QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1224995 DEEDQC
01/09/2025 03:16:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250109-0002095

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$0.00.**

Affiant

Subscribed and sworn to before me this 09 day of January, 2025.

Notary Public
My Commission expires 06/18/2028
(affix seal)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY: Boone Law, PLLC, Kristal Hall Boone, 750 Old Hickory Blvd. Bldg. 2, STE 150, Brentwood, TN 37027		
NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP, GROUP & PARCEL NO.:**
Tony Bennae Richard and Sabrina Salvant	Tony Bennae Richard and Sabrina Salvant	082-04-0H-002.00-CO
916 North 6th Street, Unit A	916 North 6th Street, Unit A	
Nashville, TN 37207	Nashville, TN 37207	

KNOW ALL MEN BY THESE PRESENTS that **Tony B. Richard and Sabrina Salvant, Trustees of the Richard Salvant Family Trust Dated July 11, 2024**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto, **Tony Bennae Richard and Sabrina Salvant, husband and wife**, their heirs and assigns, their entire right, title and interest in and to a certain tract of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows:

A certain unit located in Davidson County, Tennessee, being Unit 916B of Homes at 916 North 6th Street, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 916 North 6th Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201118-0135711, in the Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on

Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Tony B. Richard and Sabrina Salvant, Trustees of the Richard Salvant Family Trust Dated July 11, 2024, from Sabrina Salvant and Tony Bennae Richard, wife and husband, by quitclaim deed filed of record as Instrument Number 20240715-0053147 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This quitclaim deed was prepared solely upon information provided by the party and no title examination or research was requested of or conducted by the preparer thereof.

This is improved property known as: **916 North 6th Street, Unit B, Nashville, TN 37207.**

WITNESS my hand this 09 day of 01, 2025

Sabrina Salvant, Trustee of the Richard Salvant Family Trust, dated July 11, 2024

Tony B. Richard, Trustee of the Richard Salvant Family Trust, dated July 11, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainers, **Sabrina Salvant and Tony B. Richard**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal this 09 day of 01, 2025.

ANDY NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 06/18/2028