QUITCLAIM DEED

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

20250109-0002096

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-001.00-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 **Sabrina Salvant, a married woman, and Tony Bennae Richard, a married man, Joint Tenancy with Rights of Survivorship,** 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:

Land in Davidson County, Tennessee, being Unit No. 916A together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 916 North 6th Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20201118-0135711 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sabrina Salvant, a married woman, and Tony Bennae Richard, a married man, joint tenants with right of survivorship, from North 6th Development, GP, A Tennessee General Partnership, by Warranty deed filed of record as Instrument Number 20240814-0062048 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 A, Nashville, TN 37207.**

WITNESS my hand this 09 day of 01, 2025

Sabrina Salvant

Tony Bennae Richard

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 Bennae 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