This Instrument prepared by and after recording return to:
Travis L. Strickler, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1234248 DEEDQC
02/05/2025 09:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250205-0008648

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Steven Chase Fann & Madeline Rae Merlo 628A Vernon Ave Nashville, TN 37209	**091-05-4J-001.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **STEVEN CHASE FANN, an unmarried man and MADELINE MERLO, an unmarried woman** (hereinafter "Grantors"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **STEVEN CHASE FANN and MADELINE RAE MERLO, HUSBAND AND WIFE** (hereinafter "Grantees"), their heirs, successors, and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit A together with applicable common elements, as established by the Declaration of Covenants and Restrictions for Homes at 628 Vernon Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210127-0012298, Register's Office of said County, said Unit being identified and shown on the Plat attached thereto, to which reference is hereby made for a more complete description of said unit.
>
> Being the same property conveyed to STEVEN CHASE FANN, an unmarried man, and MADELINE MERLO, an unmarried woman, by deed from ALLEN PERRY, a married man, of record in Instrument Number 20220603-0064520 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 628A Vernon Avenue, Nashville, Davidson County, Tennessee 37209.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 29th day of January, 2025.

GRANTORS:

STEVEN CHASE FANN

MADELINE MERLO

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **STEVEN CHASE FANN and MADELINE MERLO**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of January, 2025.

Notary Public

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 29th day of January, 2025.

NOTARY PUBLIC
My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler do hereby make oath that I am a licensed attorney and/or the 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 according to law on January 29, 2025 (date of document).

Affiant Signature

1-30-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of January, 2025.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY