Karen Johnson
Batch # 1234286
02/05/2025 10 30 41 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250205-0008708

Instrument Prepared By:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Ave. S, Suite 200
Franklin, TN 37064

Address New Owners as Follows:
Morgan Hosay Tandy and Benjamin Joel Tandy
209 Daydreamer Lane
Nashville, TN 37206

Send Tax Bills To:
New Owner

Map-Parcel:
083-11-0-P-002.00CO

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose to transfer title in the names of **Morgan Hosay Tandy and Benjamin Joel Tandy, wife and husband,** and now I, **Morgan Hosay Tandy, a married woman, ("Grantor"),** does hereby quitclaim and convey her interest unto K. Thomas Sidwell, Trustee, their successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No 2, on the plan of SHELBY GREEN, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20220621-0070174, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description

Being the same property conveyed to Morgan Hosay Tandy, a married woman by Special Warranty Deed from HVH Shelby Green, LLC, a Tennessee Limited Liability Company, of record as Instrument Number 20241231-0101490, in the Register's Office of Davidson County, Tennessee, dated December 30, 2024 and recorded on December 31, 2024

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

Morgan Hosay Tandy

Morgan Hosay Tandy

Said property is commonly known as: 209 Daydreamer Lane, Nashville, TN 37206

And now, I, the said K. Thomas Sidwell, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Morgan Hosay Tandy and Benjamin Joel Tandy, wife and husband,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on

the 31st day of January, 2025.

K. Thomas Sidwell, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Morgan Hosay Tandy, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2025

Notary Public
My Commission Expires: 6-3-28

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. Thomas Sidwell, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2025.

Notary Public
My Commission Expires: 6-3-28

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2025.

Notary Public
My Commission Expires: 6-3-28

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON