Karen Johnson Davidson County
Batch# 1235372 DEEDQC
02/07/2025 03:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250207-0009634

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
Ganser LLC 1104 Sigler Street Nashville, TN 37203	New owner	082-12-3-C-001.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Steven Ganser, a married person**, by these presents does hereby quitclaim and convey unto, **Ganser LLC, a Tennessee limited liability company**, its successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of LOCKEWOOD NEILL, formerly known as HOMES AT 121 NEILL. AVENUE, 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. 20160517-0049296 and Instrument No. 20170403-0032504, as amended in Instrument No. 20170403-0032503, Instrument No. 20200422-0042278, Instrument No.20210212-0020501 and Instrument No. 20221019-0114139, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Steven Ganser, an unmarried person, by Special Warranty Deed from HVH Five Points, LLC, a Tennessee limited liability company dated 08/28/2023, recorded 8/29/23, of record in Instrument No. 20230829—0067652, Register's Office for Davidson County, Tennessee. Steven Ganser having since married.

This conveyance is subject to the following:

Matters shown on plats of record in Chancery Book 2, Page 100 and Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee.

DCCRs for Lockewood Neill formerly known as Homes at 121 Neill Avenue of record in Instrument No. 20160517-0049296 and Instrument No. 20170403-0032504, as amended in Instrument No. 20170403-0032503, Instrument No. 20200422-0042278, Instrument No. 20210212-0020501 and Instrument No. 20221019-0114139, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Being also known as 121 Neill Ave A, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 4th day of February, 2025.

Affiant

My commission expires: 9/07/26
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 4 day of February, 2025.

Steven Ganser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Steven Ganser**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of February, 2025.

Notary Public

My Commission Expires: 9/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 7, 2025.

Affiant Signature

7th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

