Karen Johnson Davidson County
Batch# 1235624 DEEDQC
02/10/2025 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250210-0009680

Quitclaim Deed

2024-78

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 7th day of February 2025.

Notary Public

My Commission Expires: My Commission Expires July 6, 2027

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Brittany Blair Bodden 608 A Moore Avenue Nashville, TN 37203	New Owner	105.07-2U-001.00 CO

KNOW ALL MEN BY THESE PRESENTS that **Maison Beni Properties, LLC,** 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/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Brittany Blair Bodden** their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, on the Plan of Homes at 608 Moore Avenue, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Covenants Conditions and Restrictions of the Homes at 608 Moore Avenue, of record in Instrument No. 20230628-0049362, as amended in the First Amendment to Declaration of Covenants Conditions and Restrictions of the Homes at 608 Moore Avenue, of record in Instrument No. 20240910-0069871, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maison Beni Properties, LLC from Janice Nichols, a single woman by Quitclaim Deed dated February 9, 2024 and recorded February 9, 2024 in Instrument #20240209-0009292, and further conveyed April 4, 2022 in Instrument #20220404-0038446, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 608 A Moore Avenue, Nashville, TN 37203.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

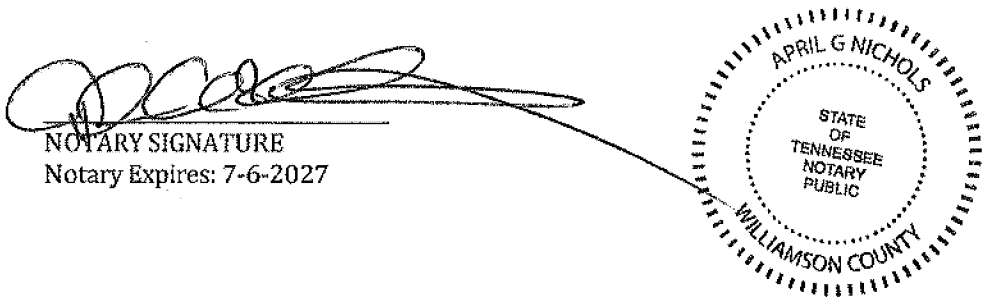
WITNESS my hand this the 7th day of February, 2025.

Maison Beni Properties, LLC,
By: Brittany Blair Bodden, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Brittany Blair Bodden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of Maison Beni Properties, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Maison Beni Properties, LLC, as Managing Member.

Witness my hand and seal this 7th day of February, 2025.



NOTARY SIGNATURE
Notary Expires: 7-6-2027

Tennessee Certification of Electronic Document

I, April G. Nichols, 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 2-7-2025 (date of document).

Affiant Signature

February 7, 2025
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 10-4-2027

NOTARY'S SEAL

