QUITCLAIM DEED

Karen Johnson
Batch # 1236279
02/11/2025 11 59 04 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250211-0010327

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

AJ-QCD-25-4325-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES 5-5-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Evan Levine and Sara L. Holihan	**New Owners**	**069060B00800CO**
(NAME)	(NAME)	
4325 Ashland City Hwy, Unit 5		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

EVAN LEVINE ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

EVAN LEVINE AND SARA L. HOLIHAN, HUSBAND AND WIFE ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 5, ASHLAND PLACE TOWNHOMES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, AS SHOWN IN THE DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR ASHLAND PLACE TOWNHOMES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 20160826-0089473, AS AMENDED IN INSTRUMENT NUMBER 20161021-0111700, FURTHER AMENDED IN INSTRUMENT NUMBER 20180530-0051597, IN THE REGISTERS 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 EVAN LEVINE, BY WARRANTY DEED, FROM RWA/ASHLAND PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20180620-0059676, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **4325 Ashland City Highway, Unit 5, Nashville, TN, 37218.**

Witness our hands this the ~~01~~ 5 day of ~~5~~ February 2025.

EVAN LEVINE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EVAN LEVINE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 5 day of February, 2025

Notary Public

My Commission Expires. 03-20-28

