THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1237631 DEEDQC
02/14/2025 08:44:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250214-0011195

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Coby James Martin 760 Wedgewood Park #208 Nashville, TN 37203	Owner	105-1 0-0C-208.00-CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Coby James Music, LLC a North Carolina limited liability company**, hereinafter called the Grantor, does hereby Quitclaim unto **Coby James Martin**, hereinafter called the Grantee, his successors and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A Certain Condominium Unit located in Davidson County, Tennessee, Being **Unit No. 208 of Wedgewood Park, a Condominium**, as set forth in the master deed establishing Wedgewood Park ofrecord as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060, 20060228-0022838, 20060825-0105391, 20070731-0090822, 20091221-0116044, 20110329-0024200, 20200930-0112361 and 20211117-0153326 in the Register's Office for Davidson County, Tennessee; under the Provisions of Tennessee code annotated, title 66. chapter 27, section 101, ET SEQ., as amended, together with an undivided percentage interest in the common elements shown on exhibit "E 3 11 of said master deed, as amended; said Unit 208 also being shown as part of exhibits 11E 111 and 11E 211 of said master deed, as amended.

Being the same property conveyed to **Coby James Music, LLC a North Carolina limited liability company**, by Warranty Deed from AMP Endeavors, Inc. a Domestic Profit Corporation, filed on 08/23/2023, at Instrument No. 20230823-0065953, Davidson County Register of Deeds.

This is property commonly known as 760 Wedgewood Park #208, Nashville, TN 37203.*
*Note: An address is not a legal description of real property.

Witness the hand of the Grantor's authorized representative,

this 11th **day of February, 2025:**

Coby James Music, LLC a North Carolina limited liability company

By: x _____

Name: Coby James Martin

Title: Manager

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Coby James Martin**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Manager** of **Coby James Music, LLC a North Carolina limited liability company**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Coby James Music, LLC a North Carolina limited liability company** for the purposes therein contained.

Witness my hand and official seal on this the 11TH day of February, 2025:

_____
NOTARY PUBLIC

AARON FORTNER · NOTARY PUBLIC · STATE OF TENNESSEE · WILLIAMSON COUNTY · EXPIRES MAY 9, 2026

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11TH DAY OF February, **2025**:

_____
Notary Public

My Commission Expires: _____

AARON FORTNER · NOTARY PUBLIC · STATE OF TENNESSEE · WILLIAMSON COUNTY · EXPIRES MAY 9, 2026