Address New Owner.	Map-Parcel Numbers	Send Tax Bills To
Keenan Franklin Kolinsky and Casey Sandlin Kolinsky 1006 Scovel Street #8 Nashville, TN 37208	**081 16 0O 008.00CO**	**SAME**
This instrument prepared by Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Keenan Franklin Kolinsky** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Keenan Franklin Kolinsky and Casey Sandlin Kolinsky, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1006 Scovel Street #8, Nashville, TN 37208**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

Karen Johnson
Batch # 1239077
02/20/2025 03 47 58 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250220-0012612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 8 day of Feb., 2025

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination, and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 8th day of February 2025

KEENAN FRANKLIN KOLINSKY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 8 day of Feb., 2025

Notary Public

My Commission Expires:
06/20/2027

KATIE CESARETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 8 of Ludlow Row on 10th, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Row on 10th, a Horizontal Property Regime, of record in Instrument Number 20170601-0054368 corrected in Instrument Number 20171012-0104601 and Amended in Instrument Number 20180626-0061478 and Instrument Number 20181130-0117111, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWN OF MCGAVOCK, as recorded in Plat Book 21, Page(s) 23

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170601-0054368 Corrected at Instrument No. 20171012-0104601 Amended at Instrument Nos. 20180626-0061478 and 20181130-0117111.

Easement for Sanitary Sewers/Storm Drainage, Water Mains, Pumps & Appurtenances, recorded in Instrument No. 20170818-0085055.

Generic Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument Nos 20180627-0062074 and 20180627-0062075.

Declaration of Restrictions & Covenants for Stormwater Facilities recorded at Instrument Nos 20170612-0058589 and 20180706-0065557.

FYI: Notice of Completion recorded at Instrument No. 20190325-0026821

BEING the same property conveyed to Keenan Franklin Kolinsky, an unmarried man, from Cottingham Development, LLC., a Tennessee limited liability company, by warranty deed filed for record on June 4, 2019, Instrument Number 20190604-0052834, as of record in the Register's Office for Davidson County, Tennessee