Karen Johnson Davidson County
Batch# 1240420 DEEDQC
02/25/2025 10:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250225-0013747

This instrument prepared by:
James G. Rickman, Attorney
266 S Peters Road
Knoxville, TN 37923

Owner & Taxpayer:
Four Leaf Clovers LLC
1005 Bridgestone Place
Knoxville, TN 37919

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, on this 24th day of February, 2025, Cindy Brennan and Edward Brennan, a married couple, Parties of the First Part, for and in consideration of One ($1.00) Dollar cash has conveyed and quitclaimed and does hereby convey and quitclaim to Four Leaf Clovers LLC, a Tennessee Limited Liability Company, Party of the Second Part, all their right, title, claim and interest in and for the following described premises, to-wit:

Land in Davidson County, Tennessee, Being Unit 8 of The Nines at Wedgewood Townhomes, a planned unit development as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions of the Nines at Wedgewood Townhomes, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20150930-0099342, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants of The Nines at Wedgewood Townhomes, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in instrument No. 20150930-0099342, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

The above description being the same as previous deed of record in Instrument No. 20200318-0029972, in the Register's Office for Davidson County, Tennessee: No boundary survey having been obtained at the time of this conveyance.

Being the same property conveyed to Cindy Brennan and Edward Brennan, a married couple from Lori Trew, Unmarried by a Warranty Deed dated January 24, 2025 of record in Instrument No. 20250130-0007025, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all applicable restrictions, covenants, easements, rights of way, reservations, limitations, building setback lines and all terms, conditions and provisions, including but not limited to, such as are shown and noted on maps, plats, and surveys and contained or cited in deeds in the chain of title to the property herein conveyed, in the Register's Office for Davidson County, Tennessee and as shown on the recorded Instrument Nos. 20110627-0048884, 20141024-0098148, 20150930-0099342, 20141024-0098147, 20150928-0098058, 20050406-0037548, 20061010-0125949, 20050321-0030406 and 20060925-0118083, all in the Register's Office for Davidson County, Tennessee.

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

Property address: 1815 Ridley Boulevard, Unit 8, Nashville, TN 37203
CLT: 105-10-0J-008.00-CO

With the hereditaments and appurtenances thereto appertaining, hereby quit claiming all their interest as aforesaid.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said party of the first part have hereunto set their hand and seal the day and year first above written.

Cindy Brennan

Cindy Brennan

Edward Brennan

STATE OF TENNESSEE

COUNTY OF KNOX

On this 24 day of February, 2025, before me personally appeared (by audio-video communication), Cindy Brennan and Edward Brennan, a married couple, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of February, 2025.

Notary Signature
My commission expires:

ELIZABETH SOLDWISH STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY My Commission Expires 11-23-2025

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed before me this 24 day of February, 2025.

NOTARY PUBLIC
My commission expires: _____

ELIZABETH SOLDWISH STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY My Commission Expires 11-23-2025

Tennessee Certification of Electronic Document

I, Brent Payne, 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 24, 2025 (date of document).

Brent Payne
Affiant Signature

2/24/25
Date

State of Tennessee

County of Knox

Sworn to and subscribed before me this 24 day of February, 2025.

Elizabeth Soldwish
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

