Karen Johnson Davidson County
Batch# 1241747 DEEDQC
02/27/2025 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250227-0014483

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUSAN K. NIXON
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires April 28, 2026

WG-QCD-25-3127

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
3127 Parthenon LLC, a Delaware limited liability company	**Same as new owner**	
(NAME) **107 Sandy Drive,Unit 700**	(NAME)	**104 02 1G 001.00**
(ADDRESS) **Newark, DE 19713**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY U BOULDEN AND KELLY C BOULDEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **3127 PARTHENON LLC, A DELAWARE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1 The Acropolis, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and being described in a Declaration of covenants, conditions, and restrictions for the Acropolis, a Horizontal Property Regime with Private Elements of record in Instrument No. 20070719-0086032, as amended in Instrument No. 20090701-0061359, Registers Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of the Acropolis, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070719-0086032 and By- Laws appended thereto as Exhibit "C", said Register's Office are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Timothy U. Boulden and Kelly C. Boulden, Husband and Wife from Hannah Smith, an Unmarried Woman by Warranty Deed of record in Instrument Number 20220303-0024465 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3127 Parthenon Ave, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 13th day of February 2025

Timothy U Boulden

Kelly C Boulden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th day of February, 2025.

Notary Public
My Commission Expires:
(SEAL)

SUSAN K. NIXON
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires April 28, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th day of February, 2025.

Notary Public
My Commission Expires:
(SEAL)

SUSAN K. NIXON
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires April 28, 2026

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **2/13/2025** (date of document).

Affiant Signature

Date **2/13/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **13** day of **February**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027