This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1245528 DEEDQC
03/10/2025 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250310-0017988

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Encore 1704, LLC 2812 Columbine Place Nashville, TN 37204	Same	093-06-0A-260.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Douglas Todd Carson ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of his rights, title, and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Encore 1704, LLC, a Tennessee limited liability company, its successors and assigns. The real estate is described as follows:

> A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1704 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429, as amended in Instrument No. 20151203-0122000; Instrument No. 20170324-0029048 and Instrument No. 20181016-0102535 and Attorney's Certificate recorded in Instrument No. 20080225-0018430, and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225- 0018425, as amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Douglas Todd Carson from Donald Brent Dial and wife, Lori B. Dial, by Warranty Deed of record in Instrument No. 20230622-0047364, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

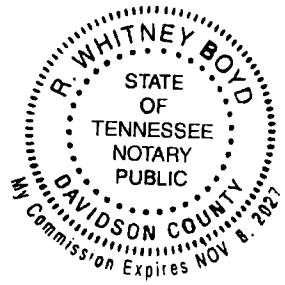
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 7th day of March, 2025.

Affiant _____

Notary Public _____ My Commission Expires:



This is improved property known as 301 Demonbreun Street, Unit 1704, Nashville, TN 37201.

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THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 7th day of March, 2025.

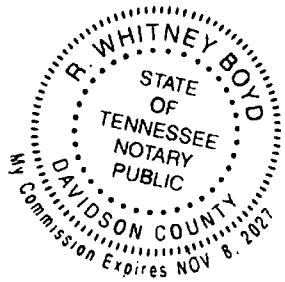
_____
Douglas Todd Carson, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas Todd Carson, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 7th day of March, 2025.

_____ My Commission Expires:
Notary Public



Certificate of Authenticity

I, Sarah Arick, 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 March 7, 2025.

Date: 03/10/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on March 10, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

