Karen Johnson Davidson County
Batch# 1246335 DEEDQC
03/14/2025 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250314-0019008

QUITCLAIM DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BYRUM, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
3003 KALAKAUA AVENUE 1C		**105-11-2G-001.00-CO**
(ADDRESS)	(ADDRESS)	
HONOLULU, HI 96815		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **ERIN NICOLE WILMER PATIO, A MARRIED WOMAN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **BYRUM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF "HOMES AT 2154 BYRUM AVENUE", A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 2154 BYRUM AVENUE OF RECORD IN INSTRUMENT NUMBER 20180724-0072219, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. REFERENCE IS HEREBY MADE TO PLAT ATTACHED AS "EXHIBIT B" TO SAID DECLARATION FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRETT PARKER, A SINGLE MAN BY WARRANTY DEED FROM GEORGE CHRISTIAN SPENCER III DBA WWS MANAGEMENT, A SOLE PROPRIETORSHIP OF RECORD IN INSTRUMENT NO. 20190722-0071759 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 18, 2019 AND RECORDED ON JULY 22, 2019.

FURTHER BEING THE SAME PROPERTY CONVEYED TO ERIN NICOLE WILMER PATIO, A MARRIED WOMAN BY WARRANTY DEED FROM BRETT PARKER, A MARRIED MAN OF RECORD IN INSTRUMENT NO. 20250227-0014837 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 17, 2025 AND RECORDED ON FEBRUARY 27, 2025.

***THE SUBJECT PROPERTY WAS NEVER USED AS THE PRINCIPAL RESIDENCE OF THE GRANTOR OR HIS/HER SPOUSE.**

This is Improved Property commonly known as: 2154 Byrum Avenue Unit A, Nashville, TN 37203.

[SIGNATURE PAGE TO FOLLOW]

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 7th day of March 2025.

ERIN NICOLE WILMER PATIO

STATE OF Hawai'i
City and
COUNTY OF Honolulu

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Erin Nicole Wilmer Patio, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of March 2025.

Notary Signature

My commission expires: 06.03.2026

Gerina K. Aleka-Hanohano
Commission Expires: June 3, 2026

GERINA K. ALEKA-HANOHANO NOTARY PUBLIC 12-189 STATE OF HAWAII

NOTARY CERTIFICATION
Doc. Date: 03/07/25 # Pages: 2
Name: Gerina K. Aleka-Hanohano First Circuit
Doc. Description: Quitclaim Deed

Notary Signature 03/07/25 Date

GERINA K. ALEKA-HANOHANO NOTARY PUBLIC 12-189 STATE OF HAWAII

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 03/07/2025.

Date

Affiant Signature

03/07/2025
Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 7th day of MARCH, 2025.

Notary's Signature

My Commission Expires: 03/09/2027
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027