Karen Johnson
Batch # 1248759
03/20/2025 03 32 45 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250320-0020862

This Instrument Prepared By and
When Recorded Please Return to:

John C Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
NS Property Management LLC 2506 Inga Street Nashville, TN 37206	NEW OWNER	071 07 0B 006 00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nichole Sloan, a single woman** "the Grantor," conveys and quitclaims unto **NS Property Management LLC, a Tennessee limited liability company** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee·

A certain until located in Davidson County, Tennessee, being known and designated as Unit No. F of The Row at Meridian Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions established The Row at Meridian Townhomes, A Horizontal Property Regime, of record in Instrument Number 20160419-0037793, 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.

Being the same property conveyed to Nichole Sloan, a single woman, by Warranty Deed from Tara Nichole Kimbrough and Steven Trey Baldwin, wife and husband, dated October 7, 2021, and recorded on October 20, 2021, in Instrument No. 20211020-0140610, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO· (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 4 day of March, 2025

(SEAL)
Nichole Sloan

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

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

WITNESS my hand and official seal this 4 day of March, 2025.

Notary Public
My commission expires. 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**

(Affiant)

Notary Public My commission expires. 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER