QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1249058 DEEDQC
03/21/2025 11:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250321-0021242

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~DAVIDSON~~ Bristol

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF ~~APRIL, 2024~~ March 2025

Notary Public

MY COMMISSION EXPIRES: 7/28/26

DANIELLE M. MULLER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 28, 2028

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
3802D Hutson Ave LLC	**NEW OWNER**	**061140B00400CO**
3802 D Hutson Avenue **Nashville, Tennessee 37216**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the **20th** day of March, 2025, the undersigned, **CORBEN BRIGGS**, a Married Man whose Spouse has No Interest (the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **3802D HUTSON AVE LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **3802 D HUTSON AVENUE, NASHVILLE, TENNESSEE 37216**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3802D, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 3806 Hutson Avenue, a Horizontal Property Regime with private elements of record as Instrument No. 20160803-0080191 and being show on plat attached thereto as Exhibit "B" in the Register's Office for Davidson

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County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Corben Briggs, a married man, by Warranty Deed dated April 1, 2021, from Aj Meherish and Hansa Belani, and recorded on April 6, 2021, as Instrument No. 20210406-0045089, in said Register's Office.

This improved property more commonly known as 3802D Hutson Avenue, Nashville, Tennessee 37216.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 20 day of March, 2025.

GRANTOR: CORBEN BRIGGS

SIGNER: Corben Briggs

STATE OF MASSACHUSETTS)
COUNTY OF BRISTOL)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Corben Briggs** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 20 day of March, 2025.

DANIELLE M. MULLER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 28, 2028

Notary Public

7/28/26
My Commission Expires

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 3/20/2025.

Affiant Signature

3/20/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

