Karen Johnson Davidson County
Batch# 1257180 DEEDQC
04/07/2025 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250407-0026269

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox, PLLC 3811 Bedford Avenue Suite 205 Nashville, TN 37215 (615) 383-4429	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 7 day of April, 2025. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam Brian King 205 31st Avenue North Unit No. 208 Nashville, TN 37203	New Owner	Map and Parcel ID: 104-020-C-208.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Alexandra Russell, a married woman (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Adam Brian King, a married man ("Grantee"), his heirs and assigns, all of Grantor's right, title and interest in the real property in Davidson County, Tennessee, being more particularly described as:

Land in Davidson County, Tennessee, being Unit No. 208, together with Parking Space No. 46, together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913, and Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Alexandra Russell by Warranty Deed dated

May 29, 2009, from Midtown Lofts, LLC, a Tennessee limited liability company of record in Instrument No. 20090601-0050343, Register's Office for Davidson County, Tennessee.

This is improved property known as 205 31st Avenue North, Unit No. 208, Nashville, Davidson County, Tennessee 37203.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of April, 2025.

GRANTOR:

Alexandra Russell

Alexandra Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Alexandra Russell, the bargainor, with whom I am personally acquainted (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 and official seal at office, this ____ day of April, 2025.

Eileen K. Howard

Notary Public

My Commission Expires: 7-7-2027

STATE OF TENNESSEE NOTARY PUBLIC
EILEEN K. HOWARD
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION WAS CONDUCTED BY PREPARER. THE LEGAL DESCRIPTION HEREIN IS TAKEN FROM THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/7/25 (date of document).

Affiant Signature

4/7/25
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

