Karen Johnson Davidson County
Batch # 1258155 DEEDQC
04/11/2025 03:27:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250411-0027531

File No.

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
, Affiant
Subscribed and sworn before me this the
11 Day of April, 2025.
, Deputy Register

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ day of April, 2025.

Notary Public

MY COMMISSION EXPIRES: _____.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jeffrey A. Kendig - Owner
PO Box 160162
Nashville, Tennessee 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey C. Kendig	Same as Owner	Map – 093 Group – 02 4A Parcel – 407.00
(NAME) PO Box 160162	(NAME)	
(ADDRESS) Nashville, Tennessee 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jeffrey A. Kendig,

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL INTEREST HELD, UNTO

Jeffrey C. Kendig,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 407, as established by Declaration of Covenants, Conditions, and Restrictions for The Quarters Condominiums, a Horizontal Property Regime with Private Elements, of record in Instrument no. 20050902-0106149; as amended in Instrument No. 20231004-0077998, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "D", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of The Quarters Condominiums, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "D" to said Declaration appearing in Instrument No. 20050902-0106149; as amended in Instrument No. 20231004-0077998, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Jeffrey A. Kendig, a married man, by Warranty Deed from William A. Whitaker and wife, Patricia A. Whitaker, dated January 31, 2025 and filed of record February 24, 2025 as Instrument No. 20250224-0013289, Register's Office for
Davidson County, Tennessee.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 178 2nd Avenue North, Unit 407, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hands this 11th day of April, 2025.

Jeffrey A. Kendig

Jeffrey A Kendig

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey A. Kendig** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of April, 2025.

Commission expires: 1-4-2027

Davidson COUNTY STATE OF TENNESSEE NOTARY PUBLIC Jewell S. Grimes

Notary Public