QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on April 7, 2025.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

Karen Johnson Davidson County
Batch# 1259903 DEEDQC
04/14/2025 03:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0028260

solely upon Grantor, and arch.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Zachary Williams 900 20th Ave S. Unit 1007 Nashville, TN 37212	Same as New Owner	092-16-0E-092.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Zsanett Peter Williams, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Zachary Williams, hereinafter called **"GRANTEE,"** his successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1007 together with the appurtenant interest in the common elements of The Adelicia, a Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20060222-0020964,amended and restated in Instrument No. 20071212-0143307, amended in Instrument No. 20090818- 0077786, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and as amended.
>
> Also conveyed and quitclaimed, without warranty of title, is the Grantor's interest in the following limited common elements which have been assigned as appurtenances to the above described property: Parking Space Number 209 and Storage Space Number 110 defined in the Master Deed and as amended.
>
> Being the same property conveyed to Zachary Williams and Zsanett Peter Williams, husband and wife, and Valerie Williams, an unmarried woman, all as joint tenants with right of survivorship, by Quitclaim Deed from Zachary Williams, married and Valerie Williams, single, dated October 19th,

2020 and recorded on June 23rd, 2021, of record in Instrument No. 20210623-0084606, Register's Office for Davidson County, Tennessee.

This is improved property, known as 900 20th Ave S. Unit 1007, Nashville, TN 37212.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on April 7th, 2025.

Zsanett Peter Williams

STATE OF Tennessee

COUNTY OF Wilizmsin

On 4/7, 2025, before me personally appeared **Zsanett Peter Williams**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 4/7, 2025.

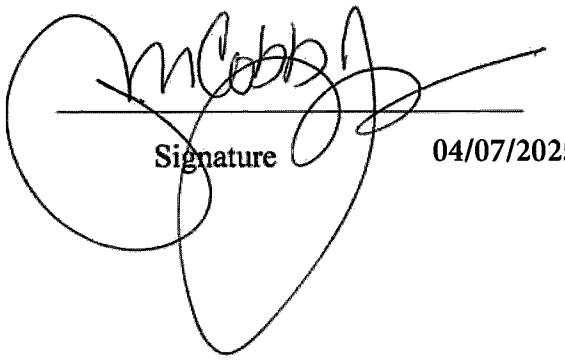
NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **April 7, 2025.**



Signature 04/07/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

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

Notary's Signature

My Commission Expires: 9-8-2025

