QUITCLAIM DEED

Karen Johnson
Batch # 1260224
04/15/2025 11 48 50 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250415-0028684

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF APR, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Adam and Tia Scully	**NEW OWNER**	
(NAME)	(NAME)	
526 B East Bend Dr		091092T00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Adam Scully and Tia Scully** ("Grantor") by these presents does herby convey, assign, and quitclaim to **Adam Scully and Tia Scully**, Married, & **Dan Kunze**, ("Grantee") their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit·

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Maxon and Elaine, a horizontal property regime with private elements, of record at Instrument No 20250124-0005748, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Adam Scully and Tia Scully by warranty deed of record at Instrument No. 20240830-0066834, Register's Office Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is unimproved property known as: 505 ELAINE AVE NASHVILLE, TN 37209

PH

Witness my hand this the 9 day of Apr, 2025.

Adam Scully

Tia Scully

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 Adam Scully and Tia Scully (the bargainors), 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 the 9 day of Apr, 2025.

Notary Public
My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

PH