This Instrument Prepared By and
When Recorded Please Return to

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch # 1262219 DEEDQC
04/21/2025 09 21 24 AM 2 pgs
Fees $12 00 Taxes $0 00

20250421-0029816

# QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills To: | Map & Parcel: |
|---|---|---|
| NS Property Management LLC<br>2506 Inga Street<br>Nashville, TN 37206 | NEW OWNER | 072-09-3R-002.00-CO |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nichole Sloan, an unmarried woman** "the Grantor," conveys and quitclaims unto **NS Property Management LLC, a Tennessee limited liability company** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for NineHundredOne McClurkan Avenue, a horizontal property regime with private elements, of record at Instrument No. 20220902-0099400, Register's Office for 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 the same property conveyed to Nichole Sloan, an unmarried woman, by Warranty Deed from Precision Development, LLC, a Tennessee limited liability company, dated October 4, 2024, and recorded on October 7, 2024, in Instrument No 20241007-0077815, in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

**[ SIGNATURE PAGE FOLLOWS ]**

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 7 day of April, 2025

Nichole Sloan (SEAL)
Nichole Sloan

STATE OF TENNESSEE )
)
COUNTY OF Sumner )

Personally appeared before me, a Notary Public in and for said State and County, Nichole Sloan, the within named Grantor, 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 7 day of April, 2025.

Notary Public
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**

(Affiant)

Notary Public My commission expires 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER