Karen Johnson Davidson County
Batch# 1263439 DEEDQC
04/23/2025 12:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250423-0031201

QUITCLAIM DEED

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/27/2029

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Anthony and Fredricka Laurian Living Trust	Same	**MAP & PARCEL** 131-06-0E-311.00
311 Boxmere Place Nashville, TN 37215	Same	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANTHONY LAURIAN AND FREDRICKA LAURIAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **THE ANTHONY AND FREDRICKA LAURIAN LIVING TRUST DATED JUNE 29, 2004, AS AMENDED AND RESTATED ON OCTOBER 15, 2019**, HEREINAFTER CALLED GRANTEE, ALL OF OUR OWNERSHIP INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, ITS SUCCESSORS AND ASSIGNS:

A certain condominium located in Davidson County, Tennessee, being Unit 311 of Burton Hills, Village of Boxmere, Phase I, a Condominium, created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6666, Page 749, as amended by Amendments of record in Book 6824, Page 308, Book 6908, Page 738, Book 6921, Page 226, Book 6911, Page 831 and Instrument No. 20100401-0024317, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such unit.

Being the same property conveyed to Anthony Laurian a/k/a Anthony Laurain and Fredricka Laurian a/k/a Fredricka Laurain, husband and wife, by Warranty Deed from Jake Long and Jacqueline Long, husband and wife, of record in Instrument No. 20211015-0138638, in the Register's Office of Davidson County, Tennessee, dated September 29, 2021 and recorded on October 15, 2021.

This is improved property located at 311 Boxmere Place, Nashville, Davidson County, Tennessee.

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/our hand(s) this 23rd day of April 2025.

GRANTOR:

ANTHONY LAURIAN

FREDRICKA LAURIAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 23rd day of April, 2025, before me personally appeared Anthony Laurian and Fredricka Laurian, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

Certificate of Authenticity

I, Barbara McGinty, 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 April 23, 2025 (date of document).

Affiant Signature

Date April 23, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER