Box #14

QUITCLAIM DEED	State of Tennessee County of Davidson
Karen Johnson Batch # 1265278 04/28/2025 10 37 33 AM Fees $12 00 Taxes $0 00 20250428-0032373 Davidson County DEEDQC 2 pgs	The actual consideration for this transfer is $ -0- Affiant Subscribed and sworn to before me, this the 25th day of April, 2025 Notary Public My commission expires Sept. 8th 2026 (AFFIX SEAL) JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

File no 4894-3

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Nicholas Conley and Kelsey Claydon	**NEW OWNER**	**044 09 0 B 099 00 CO**
2336 Patrick Avenue		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Nicholas Conley, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Nicholas Conley and Kelsey Claydon, husband and wife

HEREINAFTER CALLED THE GRANTEES, ITS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

LAND in Davidson County, Tennessee, being Unit No. 99, Phase 2, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753 and Instrument No. 20210224-0022939 and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C-1" and "C-2" to the Fourth Amendment of record in Instrument No. 20210224-0022939, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Nicholas Conley, a single man by Special Warranty Deed from Craighead Partners, LLC, as Tennessee limited liability company recorded September 15, 2021, in Instrument No. 20210915-0123679, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

This Quitclaim Deed is executed and delivered by Nicholas Conley, a married man to convey title to Nicholas Conley and Kelsey Claydon, husband and wife to create a tenancy by the entireties.

This is improved property known as: 2336 Patrick Avenue, Old Hickory, TN 37138

Witness my/our hand(s) this 25th day of April, 2025

Nicholas Conley

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 **Nicholas Conley**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2025

Jessica D. Puckett
Notary Public

My Commission Expires Sept. 10, 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY