Karen Johnson Davidson County
Batch# 1269180 DEEDQC
05/06/2025 10:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250506-0035194

(Notary Stamp)

STATE OF TN
COUNTY OF Sumner

The actual consideration or value for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this 1 day of May, 2025.

Notary Public

My commission expires: 4/11/2026

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd. Ste. 102, Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brian Decker	**New Owner**	**105-01-1Q-002.00-CO**
11221 North 75th St		
Scottsdale, AZ 85260		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **1011 12 South Avenue LLC, a Tennessee limited liability company** (hereinafter the "Grantor"), hereby quitclaim and convey to **Brian Decker, a married man** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that we have in and to the following real property located in **Davidson** County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennesse, being Unit No. B on the Plan of Homes At 1011 12th Avenue South, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Homes At 1011 12th Avenue South, of record at Instrument No. 20200605-0057994, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Joseph Decker, a married man by Warranty Deed from PMA Pennsylvania LLC, an Indiana Limited Liability Company of record in Instrument No. 20211108-0149138 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 08, 2021.

Being the same property conveyed to 1011 12 South Avenue LLC, a Tennessee limited liability company by Quitclaim Deed from Brian Joseph Decker, a married man of record in Instrument No. 20211130-0158103 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 30, 2021.

BEING also known as **1011 12th Ave South Unit B, Nashville, TN 37203.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 1 day of May, 2025.

Member

Brian Decker, Member

STATE OF AZ
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of said County and State, personally appeared Brian Decker, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of 1011 12 South Avenue, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand and official seal this 1 day of May, 2025.

Notary Public
My Commission Expires: 5/28/2025

YAVIN CRANSHAW
Notary Public - Arizona
Pima County
Commission # 601227
My Comm. Expires May 28, 2025

TRUE COPY CERTIFICATION

I, Crystal Johnson, do hereby make oath that I am 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 5/1/2025 (date of document).

Affiant Signature

5/12/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 12 day of May, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County