Karen Johnson Davidson County
Batch# 1274193 DEEDQC
05/16/2025 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250516-0038836

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD ROBINSON & MARTIN PLLC
150 Third Avenue South, Ste. 1700
Nashville, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this 16th day of May, 2025.

Notary Public

My Commission Expires: 5/3/27

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:
Stewart Asbury Breeding, Trustee
1948 Porter Road
Nashville, TN 37206

Send Tax Bills To:
Freedom Mortgage Corporation
951 Yamato Road
Boca Raton, FL 33431

Map-Parcel Number
072-16-1D-001.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **STEWART BREEDING** ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto to **STEWART ASBURY BREEDING, TRUSTEE OF THE STEWART ASBURY BREEDING REVOCABLE LIVING TRUST DATED MAY 16, 2025** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein.

This quitclaim is subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on this 16th day of May, 2025.

Stewart Breeding

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEWART BREEDING**, 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 as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this 16th day of May, 2025.

Notary Public

My Commission Expires: 5/3/27

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of Porter and Harwood Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180221-0016410, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for amore complete description of the property.

Being the same property conveyed to Stewart Breeding by deed from Central Coast Properties, LLC, a Tennessee limited liability company, of record at Instrument No. 20190220-0015267, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property commonly known as 1948 Porter Road, Nashville, Tennessee 37206.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 May 16, 2025.

Affiant Signature

Date: May 16, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of May, 2025.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 11, 2026