Karen Johnson Davidson County
Batch# 1274593 DEEDQC
05/19/2025 02:24:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250519-0039348

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May, 2025

Melissa Thompson
Notary Public

MY COMMISSION EXPIRES: 12-7-25
(AFFIX SEAL)

MELISSA THOMPSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

JM-FB-25-2120AB

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Fineman, married and James A. Fineman, married	**Same As New Owner**	
(NAME) **1728 14th Ave N,**	(NAME)	**081030H00100CO** **081030H00200CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **JAMES FINEMAN, A MARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DAVID FINEMAN, MARRIED AND JAMES A. FINEMAN, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A and Unit B on the Plan of Homes at 2120 14th Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250211-0010242, 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 a portion of the same property conveyed to James Fineman, a married man by Warranty Deed from Maverick Rose, LLC of record in Instrument No. 20250210-0010026 Register's Office for Davidson County, Tennessee, dated February 04, 2025 and recorded on February 10, 2025.

The subject property was not the marital residence of the grantor.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2120A 14th Avenue N & 2120B 14th Ave N, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 13 day of May, 2025.

James A. Fineman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. FINEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of May, 2025.

Melissa Thompson
Notary Public
My Commission Expires: 12-7-25
(SEAL)

MELISSA THOMPSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

Tennessee Certification of Electronic Document

I, Melissa Krasnow, 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 5-13-25 (date of document).

Melissa Krasnow
Affiant Signature

5-19-25
Date

State of TENNESSEE
County of SUMNER

NAME: **Melissa Krasnow**
Sworn to and subscribed before me this 19 day of May, 2025

Colin James Rogers
Notary's Signature

COLIN JAMES ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: **February 29, 2028**