QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on May 23, 2025.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

This deed was prepared based solely upon ied by the Grantor, and t of a title search.

Karen Johnson
Batch # 1277254
05/23/2025 01:53:09 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250523-0040913

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
1310A PILLOW STREET, LLC 1310A Pillow St. Nashville, TN 37203	New Owner	105-7-D-1.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Matthew James Newton, an unmarried man, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto 1310A PILLOW STREET, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. A on the plan of 1310 Pillow Street Townhomes as shown on Exhibit C to the Declaration of Covenants, Conditions and Restrictions of 1310 Pillow Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130917-0098015, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Matthew James Newton, an unmarried man, by Warranty Deed from Casey J. Overly, an unmarried woman, dated May 5th, 2025, and recorded on May 9th, 2025, of record in Instrument No. 20250509-0036694, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 1310A Pillow Street, Nashville, TN 37203.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on May 23, 2025.

Matthew James Newton

STATE OF TN

COUNTY OF Davidson

On May 23, 2025, before me personally appeared **Matthew James Newton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on May 23, 2025.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY