QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1277493 DEEDQC
05/27/2025 10:50:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250527-0041312

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 16TH DAY OF MAY, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-19-27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DB Westover, LLC	New Owner	061-07-0B 207.00
(NAME)	(NAME)	
923 Oldham Dr. Unit 333		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Phillip W. Wilson and Marie Rufrano-Wilson, husband and wife, ("Grantors")**, do hereby release, quit claim and convey unto **DB Westover, LLC**, a Tennessee limited liability company, **("Grantee")**, all of Grantors' interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 207, of The Volta, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing The Volta of record in Instrument Number 20190612-0056462, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Master Deed;

together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E" to said Declaration.

Being the same property conveyed to Phillip W. Wilson and Marie Rufrano-Wilson, husband and wife, by deed dated March 31, 2025, from Samuel Moses and Brittany Moses, husband and wife, of record in Instrument No. 20250401-0024651, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4303 Gallatin Pike #207, Nashville, TN 37216.

The legal description contained herein is the same as that contained in the previous deed of record.

WITNESS OUR HANDS this 16 day of May, 2025.

Phillip W. Wilson

Marie Rufrano-Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16 day of May, 2025, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Phillip W. Wilson** and **Marie Rufrano-Wilson,** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

Commission expires: 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON