THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson
Batch # 1281868
06/06/2025 08 24 26 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250606-0044501

PREPARER'S DISCLAIMER The document(s) prepared are based on information provided by the parties named therein or by the parties' agents The service provided is limited to the preparation of the instrument in recordable form only No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms

QUITCLAIM DEED

Address of New Owners	Send Tax Bills To	Tax ID#
Paul Dougherty 8104 Hastings Drive Dallas, TX 75231	Owner	104-16-0A-002.00-C

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Laura A. Thrower**, hereinafter called the Grantor, do hereby Quitclaim unto **Paul Dougherty**, hereinafter called the Grantee, and the Grantee's successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit.

Land in Davidson County, Tennessee, being **Unit B**, together with the appurtenant interest in the common elements of Belmont Heights—**Linden Place, Residential Condominiums**, a horizontal property regime established by Master Deed of record in Book 5652, Page 77, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Phase One, Belmont Heights—Linden Place of record in Plat Book 5200, Page 319, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura A. Thrower and Paul Dougherty, as Tenants in Common, by Warranty Deed from Curtis Wushensky and wife, Sharon Wushensky, filed on 07/24/2019, at Instrument No. 20190724-0072496, Davidson County Register of Deeds.

This is property commonly known as 1904B Linden Avenue, Nashville, TN 37212.

Witness my hand, this 22 **day of May, 2025:**

Laura A. Thrower

STATE OF Idaho

COUNTY OF Bingham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Laura A. Thrower**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of **May, 2025**:

Justeen Buckmaster
Notary Public

My Commission Expires: 1-14-2031

JUSTEEN BUCKMASTER
COMMISSION #20250103
NOTARY PUBLIC
STATE OF IDAHO

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE ____ DAY OF **July, 2019:**

Notary Public

My Commission Expires _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026