THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1283843 DEEDQC
06/10/2025 01:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250610-0045596

QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.

Sally R. Kanaday
SALLY R. KANADAY, Affiant

Subscribed and sworn to before me,
this 10th day of June, 2025.

Notary Public

My Commission Expires: 5/28/2029

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Thomas P. Kanaday and Sally R. Kanaday 11 Burton Hills Blvd, #W-475 Nashville, TN 37215	Thomas P. Kanaday and Sally R. Kanaday 11 Burton Hills Blvd, #W-475 Nashville, TN 37215	104-11-112

WHEREAS, 2122 Fairfax Avenue, LLC, a Tennessee limited liability company, was administratively dissolved by the Tennessee Secretary of State. The conveyance made herein is pursuant to the windup and liquidation of such entity pursuant to the provisions of Tenn. Code Ann. §§ 48-245-302(c) and 501(d). Such entity is member managed and the only members of the entity are Thomas P. Kanady and wife, Sally R. Kanaday, all of whom have joined in this conveyance.

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, **2122 FAIRFAX AVENUE, LLC** (the "Grantor"), hereby forever quitclaims, releases, and conveys unto **THOMAS P. KANADAY** and wife, **SALLY R. KANADAY**, (collectively, the "Grantee"), all of the Grantor's right, title, and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

LAND in the First Civil District of Davidson County, Tennessee, being Lot No. 11 of Hamilton Parks Subdivision, a plat of which appears of record in Book 161, page 160, Register's Office for Davidson County, Tennessee.

ACCORDING to a survey by William C. Parris, dated May 10, 1960, said Lot No 11 fronts 100 feet on the northerly side of Fairfax Avenue and extends back in a northwardly direction between parallel line 308.5 feet to an alley in the rear on which it measures 100 feet.

Being the same property conveyed by Thomas P. Kanaday and wife, Sally R. Kanaday to 2122 Fairfax Avenue, LLC by deed dated December 27, 1996, of record in Book 10308, page 552, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2122 Fairfax Avenue, Nashville, Tennessee 37212.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

WITNESS my hand this 10th day of June, 2025.

2122 FAIRFAX AVENUE, LLC

By: Thomas P. Kanaday
THOMAS P. KANADAY, Member

By: Sally R. Kanaday
SALLY R. KANADAY, Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS P. KANADAY** and **SALLY R. KANADAY**, being all of the Members of 2122 Fairfax Avenue, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath state that they have executed the within instrument in such capacity for the purposes therein contained.

WITNESS my hand and official seal on this 10th day of June, 2025.

LISA D. HILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-28-2029

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 June 10, 2025.

6-10-2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 10th day of June, 2025.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

