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

Karen Johnson Davidson County
Batch# 1283849 DEEDQC
06/10/2025 02:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250610-0045603

QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.

Sally Richardson Kanaday
SALLY RICHARDSON 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:
6680 Charlotte Condos, LLC 11 Burton Hills Blvd, #W-475 Nashville, TN 37215	6680 Charlotte Condos, LLC 11 Burton Hills Blvd, #W-475 Nashville, TN 37215	See Exhibit A attached hereto

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, **THOMAS P. KANADAY, JR.** and wife, **SALLY R. KANADAY**, (collectively, the "Grantor"), hereby forever quitclaims, releases, and conveys unto **6680 CHARLOTTE CONDOS, LLC**, a Tennessee limited liability company, (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:

TRACT I
Land in Davidson County, Tennessee, being Unit Nos. A-3, A-4, A-5, A-6, A-9, A-10, A-11, A-13, A-14, A-16, C-6, C-7, C-9, C-10, C-11, C-12, C-14, C-16, 0-4, 0-5, 0-6, 0-7, 0-8, 0-9, 0-10, 0-11, 0-16, 0-17, 0-18, E-4, E-7, F-6, G-3, G-5, G-7, G-8, H-2, H-10, J-2, J-3, J-6, J-9, J-10, K-1 and K-4 of The Avenue Nashville West, Inc., created under Title 66, Chapter 27, Sections 101, *et seq.* as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, Page 704, amended in Book 6277, Page 653, Book 7333, Page 415, Book 7333, Page 418, Instrument No. 20120724-0065040

and a Scrivener's Affidavit of record in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said units.

TRACT II

Land in Davidson County, Tennessee, being Unit No. F-3 of The Avenue Nashville West, Inc., created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, Page 704, amended in Book 6277, Page 653, Book 7333, Page 415, Book 7333, Page 418, Instrument No. 20120724-0065040 and a Scrivener's Affidavit of record in Instrument No. 20120817-0074026, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said unit.

TRACT III

Land in Davidson County, Tennessee, being Unit No. C-15 of The Avenue Nashville West, Inc., created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, Page 704, amended in Book 6277, Page 653, Book 7333, Page 415, Book 7333, Page 418, Instrument No. 20120724-0065040 and a Scrivener's Affidavit of record in Instrument No. 20120817-0074026, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed by West Nashville Condos, LLC, a Tennessee limited liability company, by a deed dated November 4, 2014, of record as Instrument Number 20141104-0101953, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 6680 Charlotte Pike, Nashville, Tennessee 37209.

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.

[Signatures on the following page]

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

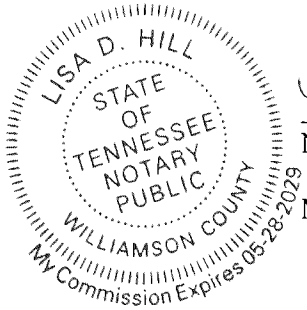
Thomas P. Kanaday, Jr.
THOMAS P. KANADAY, JR.

Sally R. Kanaday
SALLY R. KANADAY

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, JR.** and wife, **SALLY R. KANADAY**, 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 for the purposes therein contained.

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



Notary Public

My Commission Expires: 5/28/2029

Exhibit A
List of Units and Map and Parcel Numbers

Map and Parcel Numbers	Unit Numbers
Map-Par. 102-07-0A-014.00CO	A-3
Map-Par. 102-07-0A-013.00CO	A-4
Map-Par. 102-07-0A-009.00CO	A-5
Map-Par. 102-07-0A-010.00CO	A-6
Map-Par. 102-07-0A-067.00CO	A-9
Map-Par. 102-07-0A-066.00CO	A-10
Map-Par. 102-07-0A-065.00CO	A-11
Map-Par. 102-07-0A-060.00CO	A-13
Map-Par. 102-07-0A-061.00CO	A-14
Map-Par. 102-07-0A-063.00CO	A-16
Map-Par. 102-07-0A-022.00CO	C-6
Map-Par. 102-07-0A-023.00CO	C-7
Map-Par. 102-07-0A-079.00CO	C-9
Map-Par. 102-07-0A-078.00CO	C-10
Map-Par. 102-07-0A-077.00CO	C-11
Map-Par. 102-07-0A-076.00CO	C-12
Map-Par. 102-07-0A-073.00CO	C-14
Map-Par. 102-07-0A-074.00CO	C-15
Map-Par. 102-07-0A-075.00CO	C-16
Map-Par. 102-07-0A-036.00CO	D-4
Map-Par. 102-07-0A-035.00CO	D-5
Map-Par. 102-07-0A-033.00CO	D-6
Map-Par. 102-07-0A-031.00CO	D-7
Map-Par. 102-07-0A-029.00CO	D-8
Map-Par. 102-07-0A-081.00CO	D-9
Map-Par. 102-07-0A-083.00CO	D-10
Map-Par. 102-07-0A-085.00CO	D-11
Map-Par. 102-07-0A-080.00CO	D-16
Map-Par. 102-07-0A-008.00CO	D-17
Map-Par. 102-07-0A-007.00CO	D-18
Map-Par. 102-07-0A-038.00CO	E-4
Map-Par. 102-07-0A-088.00CO	E-7
Map-Par. 102-07-0A-042.00CO	F-3
Map-Par. 102-07-0A-095.00CO	F-6
Map-Par. 102-07-0A-046.00CO	G-3
Map-Par. 102-07-0A-099.00CO	G-5
Map-Par. 102-07-0A-098.00CO	G-7
Map-Par. 102-07-0A-096.00CO	G-8
Map-Par. 102-07-0A-051.00CO	H-2
Map-Par. 102-07-0A-002.00CO	H-10
Map-Par. 102-07-0A-055.00CO	J-2
Map-Par. 102-07-0A-054.00CO	J-3
Map-Par. 102-07-0A-107.00CO	J-6
Map-Par. 102-07-0A-003.00CO	J-9
Map-Par. 102-07-0A-004.00CO	J-10
Map-Par. 102-07-0A-057.00CO	K-1
Map-Par. 102-07-0A-056.00CO	K-4

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.

Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

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