Karen Johnson Davidson County
Batch# 1283915 DEEDQC
06/10/2025 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250610-0045713

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

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.

Lisa D. Hill
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:
Fairfax Apartments, LLC 11 Burton Hills Blvd, #W-475 Nashville, TN 37215	Fairfax Apartments, LLC 11 Burton Hills Blvd, #W-475 Nashville, TN 37215	104-11-112

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** and wife, **SALLY R. KANADAY**, (collectively, the "Grantor"), hereby forever quitclaims, releases, and conveys unto **FAIRFAX APARTMENTS, 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:

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, as Member of 2122 Fairfax Avenue, LLC and Sally R. Kanaday, as Member of 2122 Fairfax Avenue, LLC to Thomas P. Kanaday and Sally R. Kanaday by deed dated June 10, 2025, of record as Instrument Number 20250610-0045596, 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.

Thomas P. Kanaday
THOMAS P. KANADAY

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** 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.

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)

