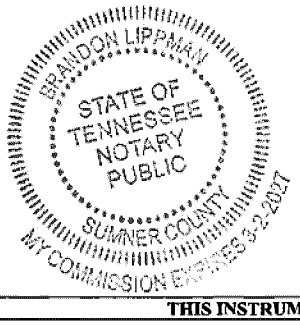
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CAMERON EATON GILLIAM	**SAME**	
(NAME)	(NAME)	
3318A Felicia Street		**092-09-4W-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **DAVID GILLIAM AND VANESSA GILLIAM, HUSBAND AND WIFE** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO : **CAMERON EATON GILLIAM, AN UNMARRIED MAN** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A AS SHOWN EXHIBIT "B" TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR 3318 FELECIA STREET TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20170127-0008888, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID GILLIAM AND VANESSA GILLIAM, HUSBAND AND WIFE BY WARRANTY DEED FROM JACFRANZ GUITEAU, AN UNMARRIED PERSON, AND EVE BOWERS, AN UNMARRIED PERSON, DATED APRIL 16, 2025 AND FILED FOR RECORD ON APRIL 23, 2025 AS INSTRUMENT #20250423-0031245, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is Improved Property commonly known as: 3318A Felicia Street, Nashville, TN 37209.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Karen Johnson Davidson County
Batch# 1284483 DEEDQC
06/13/2025 03:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250613-0046463

Witness my hand this the 6 day of June, 2025.

David Gilliam
DAVID GILLIAM

Vanessa Gilliam
VANESSA GILLIAM

STATE OF Arkansas

COUNTY OF Pulaski

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, David Gilliam and Vanessa Gilliam, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of June 2025.

Notary Signature

My commission expires:
April 30, 2034

RYAN WILSON
Commission No. 00001692
NOTARY
PUBLIC
My Comm. Exp. 04-30-2034
PULASKI CO., ARKANSAS

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 6/6/2025.

Date

Affiant Signature

6/12/2025

Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 12th day of June, 20 25.

Notary's Signature

My Commission Expires: 03/09/2027

Date

Notary's Seal (if on paper)

