Karen Johnson Davidson County
Batch# 1284960 DEEDQC
06/16/2025 03:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250616-0047098

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
1020 Wedgewood Ave LLC	**NEW OWNER**	**105092E00300CO**
1020 Wedgewood Avenue **Nashville, Tennessee 37203**	_____ _____	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of May, 2025, the undersigned, **JAMES DEMOSS and LORI DEMOSS**, Husband and Wife (collectively the "*Grantors*"), have bargained and sold, and by these presents do transfer and quitclaim to **1020 WEDGEWOOD AVE LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1020 WEDGEWOOD AVENUE, NASHVILLE, TENNESSEE 37203**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit C, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for The Row at Beverlywood, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160406-0033120 and being shown on Plat attached hereto as Exhibit "C", in the

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Register's Office for Davidson County, Tennessee, to which Plan referene is hereby made for a more complete description of the property.

Being the same property conveyed to James DeMoss and Lori DeMoss, a married couple, by Warranty Deed dated August 13, 2021, from Wedge Properties, a Tennessee General Partnership, and recorded on August 20, 2021, as Instrument No. 20210820-0112744, in said Register's Office.

This improved property more commonly known as 1020 Wedgewood Avenue, Nashville, Tennessee 37203.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 30 day of May, 2025.

TALITA SCARBORO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES APRIL 22, 2029

GRANTOR: JAMES DEMOSS

SIGNER: James DeMoss

GRANTOR: LORI DEMOSS

SIGNER: Lori DeMoss

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **James DeMoss and Lori DeMoss,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 30 day of May, 2025.

Talita Scarboro
Notary Public

April 22, 2029
My Commission Expires



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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 May 30, 2025.

Affiant Signature

6/16/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

