This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24113-AP

Karen Johnson Davidson County
Batch# 1295551 DEEDQC
07/09/2025 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250709-0054135

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kirsten Vorder
Affiant

Subscribed and sworn to before me, this the 9 day of July, 2025.

Rachel Marie Collins
Notary Public
My Commission Expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Right Way Investments LLC 1550 Larimer St., Ste 118 Denver CO, 80202	CMG Home Loans 3160 Crow Canyon Rd, Ste 400 San Ramon, Ca 94583	117-16-2A-001-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Brian C. Burns** ("Grantor") do/does hereby quitclaim and convey unto **Right Way Investments LLC, a Colorado limited liability company** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit A, together with the appurtenant common elements of the Homes 1400 Grandview Drive, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes 1400 Grandview Drive, of record in Instrument No. 20230227-0013581, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration. Reference is hereby made to the site-plan of 1400 Grandview Drive attached as exhibit to said Declaration; and original plan of record in Book 843, pages 22 & 23, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Brian C. Burns by Warranty Deed from Paul R. Lohr, III and Mary Matthews, Husband and Wife, dated May 21, 2025, recorded May 27, 2025, of record in Instrument No. 20250527-0041264, Regi'ter's Office for Davidso County, Tennessee.

This is improved property located at: **1398 Grandview Drive, Nashville, TN 37215**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2025.

GRANTOR:

Brian C. Burns

STATE OF COLORADO
COUNTY OF Denver

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian C. Burns, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21 day of June, 2025.

Mia Ayala
Notary Public
My Commission expires: 03-24-2027

MIA AYALA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234011489
MY COMMISSION EXPIRES 03/24/2027

I, Kirsten Virden, 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 06/21/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 06/21/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of June, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

