QUITCLAIM DEED

Karen Johnson
Batch # 1303074
07/28/2025 03 38 20 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250728-0059554

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JG-JPIG-25-6124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Modera LLC, a Tennessee limited liability company	**New Owner**	
(NAME) **5115 Maryland Way,**	(NAME)	**103-01-0G-001.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FBGM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MODERA LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit "A" as shown on Exhibit "B" to the Supplement and Amendment No 2, Declaration of Covenants, Conditions and Restrictions for Homes on the Hill Phase III, a Horizontal Property Regime with Private Elements of record in Instrument No 20161003-0104087, Register's Office for Davidson County, Tennessee, established by the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements, Homes on the Hill Phase 1 of record in Instrument No 20150420-0035069, Register's Office for Davidson County, Tennessee

Being the same property conveyed to FBGM, LLC by Warranty Deed from Nicholas K Napier, unmarried of record in Instrument No 20191114-0117404 Register's Office for Davidson County, Tennessee, dated November 12, 2019 and recorded on November 14, 2019

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **6124 Hill Circle Drive, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 27 day of June, 2025

FBGM, LLC, a Tennessee limited liability company

BY: _____

Bethany Burkhardt
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bethany Burkhardt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member of FBGM, LLC, the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of June 2025.

_____
Notary Public

My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212