Karen Johnson Davidson County
Batch # 1306837 DEEDQC
08/08/2025 09:08:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250808-0063017

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Caleb Nix 1507 Andy Street Nashville, TN 37216	Same as New Owner	072111q00200co

FOR AND IN CONSIDERATION OF THE SUM OF one dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, Simone Ravina Chhut ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Caleb Joshua Nix (Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being described as follows, to-wit:

BEING land in Davidson County, Tennessee, being unit 1507 as established by Declaration of Covenants, Conditions and Restrictions for the cottages at 1505 and 1507 Andy Street, a Horizontal Property Regime with private Elements (This is a Planned Unit Development pursuant to Tennessee Code Annotated 66-27-103(b)), of record in Instrument Number 20190410-0032621, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being the same property conveyed to Caleb Nix, an unmarried man, and Simone Ravina Chhut, an unmarried woman, by Warranty Deed from The Twin Team, LLC, a Tennessee limited liability company, dated the 28th day of February, 2020, of record in Instrument No. 20200304-0023477 in the Register's Office for Davidson County, Tennessee, recorded on the 4th day of March, 2020.

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

This Instrument was prepared with information 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 **1057 Andy Street, Nashville, Tennessee 37216.**

IN WITNESS WHEREOF, the Grantor(s) hereby affix their signatures on this the 30th day of July, 2025.

Simone Ravina Chhut

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Simone Ravina Chhut, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that she executed this instrument for the purposes stated in the instrument. She further pledges that she did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 30th day of July, 2025.

SARAH CAMERON VENTURA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

NOTARY PUBLIC

My Commission Expires: 01-04-2027

This Instrument Prepared by:
Jessica Doyle
Tennessee Adoption and Family Law, PLLC
611 Woodland Street
Nashville, Tennessee 37206
615.896.2022

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 30th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 01-04-2027

SARAH CAMERON VENTURA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027