Karen Johnson
Batch # 1308796
08/12/2025 10:12:44 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250812-0063984

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO: |
|---|---|---|
| Exit Plan Properties, LLC<br>9219 Prestmoor Place<br>Brentwood, TN 37027 | New Owner | 104-02-2M-030.00 |

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Rebecca A. Gardenhire and Ryan Gardenhire, wife and husband,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Exit Plan Properties, LLC, a Tennessee Limited Liability Company,** all of her rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Located in Davidson County, Tennessee, being Unit No. 30, on the Odyssey Condominium Plat, files as Exhibit to and established by Declaration for Odyssey Condominium, of record in Instrument No. 20211220-0167912, as amended in Instrument No. 20220823-0095308 and Instrument No. 20230322-0020648 and Instrument No. 20230515-0035857, Register's Office for Davidson County, Tennessee, reference to which is made hereby for a more complete description.
>
> Being the same property conveyed to Rebecca A. Gardenhire and Ryan Gardenhire, wife and husband, by Warranty Deed from Kurt Arnold and Tara Arnold, husband and wife, of record in Instrument No. 20250805-0061989, Register's Office for Davidson County, Tennessee.

This is improved property known as **303 31st Avenue N, #305, Nashville, TN 37203.**

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

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 11th day of August, 2025.

GRANTOR:

**Rebecca A. Gardenhire**

**Ryan Gardenhire**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Ryan Gardenhire,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2025.

**NOTARY PUBLIC**

My Commission Expires: _____

ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Rebecca A. Gardenhire,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2025.

**NOTARY PUBLIC**

My Commission Expires: _____

ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

**STATE OF** Tennessee
**COUNTY OF** Davidson

The actual consideration for this transfer is $0.00.

**Affiant**

Subscribed and sworn to before me, this 11th day of August, 2025.

**NOTARY PUBLIC**

My Commission Expires: _____

ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026