Quitclaim Deed

Karen Johnson
Batch # 1310330
08/15/2025 08:43:12 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250815-0065030

This instrument was prepared by Brian Gainous 301 Northcreek Blvd. #208, Goodlettsville, TN 37072

ADDRESS NEW OWNER: Brian Gainous	SEND TAX BILLS TO: Brian Gainous	PARCEL NUMBER 08216039000
PO Box 208	PO Box 208	
Goodlettsville TN 37070	Goodlettsville TN 37070	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Port Royal, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby remise, release and convey unto Brian Gainous, hereinafter referred to as Grantee, its heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Williams Addition to Edgefield, as shown on plat of record in Plat Book 21, Page 45 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Port Royal, LLC, a Tennessee Limited Liability Company by Warranty Deed from Ben M. Gaines, III, a single man, dated December 16, 2019, as Instrument No. 20191216-0129287, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations. This is property known as 709 Shelby Ave, Nashville TN 37206

This conveyance is made subject to: (1) all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This deed was prepared with information provided by the parties.

Witness our hands on 11th day of August 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brian Gainous, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of **Port Royal, LLC** the within named bargainor, and he as such Managing Member being authorized to do so, executed the foregoing instrument (**Quitclaim Deed**) for the purposes therein contained by signing the name of **Port Royal, LLC** by himself as Managing Member

Witness my hand and official seal at Nashville, Tennessee, this 11th day of August 2025.

Elizabeth Amick
Notary Public
My Commission Expires: 01/24/2028

ELIZABETH AMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is zero.
Subscribed and sworn before me, this the 11th day of August 2025.

Affiant

Notary Public Elizabeth Amick

My Commission Expires: 01/24/2028

ELIZABETH AMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY