QUITCLAIM DEED

CAMILLE WOODS · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 03-20-2028

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 5 DAY OF ~~August~~ September 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

Karen Johnson
Batch # 1320600
09/09/2025 02 48 16 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250909-0072149

THIS INSTRUMENT WAS PREPARED BY (and retu
Rudy & Partners PLLC
2012 21st Ave S , Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Leisa Foster and Christopher Eubank	**NEW OWNER**	
(NAME)	(NAME)	**070073A00100CO** **070073A00200CO**
1025A Alice Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher Eubank a 99% interest, and to Leisa Foster a 1% interest, as tenants in common ("Grantor") by these presents does herby convey, assign, and quitclaim to Leisa Foster, a 99% interest, and to Christopher Eubank, a 1% interest, as tenants in common, ("Grantee") their successors and assigns, all of 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 situated in Davidson County, Tennessee, being Units A and B, as established in Declaration of Covenants, Conditions and Restrictions for Ten-TwentyFive Alice Street, a horizontal property regime with private elements, of record at Instrument No 20221028-0116778, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property

Being the same property conveyed to the within named Grantors by Quitclaim Deed of record at Instrument No 20240910-0069699, Register's Office Davidson County, Tennessee

INCULDED IN THIS CONVEYANCE ARE ALL DEVELOPER RIGHTS OF GRANTOR PURSUANT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TEN-TWENTYFIVE ALICE STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AT INSTRUMENT NO 20221028-0116778, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD

This instrument was prepared with information supplied by the parties No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument

This is improved property known as 1025 A and B Alice St, Nashville, TN 37218

JG

Witness my hand this the 5 day of ~~August~~ September, 2025 CW

Christopher Eubank

Leisa Foster

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Eubank (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 5 day of ~~August~~ September, 2025 CW

Notary Public
My Commission Expires 03-20-28

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leisa Foster (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 5 day of ~~August~~ September, 2025 CW

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JG