Karen Johnson Davidson County
Batch# 1321650 DEEDQC
09/15/2025 08:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250915-0073190

File No: 2004216928
Grantor's Loan No. 2491749704

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Tara Stevens and David Stevens, 6A Fern Avenue, Nashville, TN 37207

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 071 14 0H 001.00

QUITCLAIM DEED

6A Fern, LLC, a Tennessee limited liability company, ("Grantor"), of 6A Fern Avenue, Nashville, TN 37207, for and in consideration of $0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **Tara Stevens** and **David Stevens,** as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is 6A Fern Avenue, Nashville, TN 37207, with quitclaim covenants, his/her/their interest in the following described real estate in the County of Davidson, State of Tennessee:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 6A OF HOMES AT 6A FERN AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT, AS THE NAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ESTABLISHING HOMES AT 6A FERN AVENUE, A HORIZONTAL PROPERTY REGIME OF RECORD IN INSTRUMENT NUMBER 201661024-0112220, AS AMENDED IN INSTRUMENT NUMBER 20170428-0042096, AND IN INSTRUMENT NUMBER 20170518-0049424, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS

THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON THE "EXHIBIT B" TO THE SAME AMENDMENT OF RECORD IN INSTRUMENT NUMBER 20170518- 0049424; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN SAID DECLARATION.

Assessor's Parcel No: 071 14 0H 001.00

Property Address is: 6A Fern Avenue, Nashville, TN 37207

BEING THE SAME PROPERTY CONVEYED TO 6A FERN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM ALAN MAHER AND SUSANNA MAHER, BY QUITCLAIM DEED DATED 11/04/2021, RECORDED 11/10/2021, DEED INSTRUMENT NO. 20211110-0150252, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on Sept. 5, 2025.

6A Fern, LLC, a Tennessee limited liability company

By: Tara Stevens

Name: Tara Stevens

Its: _____

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Tara Stevens as manager on behalf of **6A Fern, LLC, a Tennessee limited liability company**, personally known to me or has produced Driver's License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5 day of Sept, 2025.

Notary Public

My Commission Expires
1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Sara Stein, manager
Affiant

Subscribed and sworn to before me on this the 5 day of Sept, 20 25.

Notary Public

My Commission Expires: 1-24-2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Amy Cox, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/05/2025 (date of document).

Affiant Signature

09/09/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 09 day of SEPTEMBER, 2025.

Beth Ann Henderson Notary's Signature

MY COMMISSION EXPIRES 05/23/2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923