Karen Johnson Davidson County
Batch # 1321699 DEEDQC
09/15/2025 09:32:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250915-0073244

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Kyle Christian Ross and Hailey N. Terrell 225 Sterling Point Circle Nashville, Tennessee 37209	NEW OWNERS	091-10-0V-0019.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kyle Christian Ross, and unmarried man,** by these presents does hereby quitclaim and convey unto **Kyle Christian Ross and Hailey N. Terrell, both unmarried, as joint tenants with rights of survivorship,** their heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

A certain condominium located in Davidson County, Tennessee, being Unit No. 19 of Sterling Point, A Horizontal Property Regime With Private Elements, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Declaration of Covenants, Conditions and Restrictions for Sterling Point, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180806- 0077219, 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, established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; as set forth in Exhibit 20180806-0077219, as amended at Instrument No. 20180808-0078139 to said Master Deed.

AND Being the same property conveyed to Kyle Christian Ross, by Warranty Deed from Woodland Street Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20210401-0043160 Register's Office for Davidson County, Tennessee, dated March 30, 2021 and recorded on April 01, 2021.

Commonly known as: 225 Sterling Point Circle, Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
8 day of Sept 2025.

Affiant

My commission expires:
(Affix Seal)
My Commission Expires
January 28, 2026

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8 day of Sept 2025.

Kyle Christian Ross

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kyle Christian Ross**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 8 day of Sept 2025.

Notary Public

My Commission Expires:

My Commission Expires
January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026