Karen Johnson Davidson County
Batch# 1321740 DEEDQC
09/15/2025 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250915-0073297

QUITCLAIM DEED

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Kevin Byram and Megan Hansen	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
(NAME)	**Same**	083-09-0J-002.00-CO
1501 Holly Street	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

ANDREW MARCHETTI AND NICOLETTE FINZIO, HUSBAND AND WIFE

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

KEVIN BYRAM, AN UNMARRIED MAN, AND MEGAN HANSEN, AN UNMARRIED WOMAN

THEIR HEIRS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 1501 Holly Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 1501 Holly Street at Instrument Number 20200903-0100415, as amended in Instrument Number 20210716-0095978, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Andrew Marchetti and Nicolette Finzio, husband and wife by Warranty deed from Andrew Theodore Mansour and Kimberly Anne Mansour, husband and wife of record in Instrument No. 20211001-0132631 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 1, 2021.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: 115 S. 15th Street Nashville, TN 37206.

Witness our hands this the 10 day of September, 2025.

Andrew Marchetti

Nicolette Finzio

STATE OF Florida)
COUNTY OF Hillsborough)

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

Witness my hand and official seal, this the 10TH day of September, 2025.

Notary Public
My Commission Expires: 07/09/2026

ABBIGAYLE COLBOURNE
Notary Public - State of Florida
Commission # HH 242875
My Comm. Expires Jul 9, 2026
Bonded through National Notary Assn.

STATE OF Florida)
COUNTY OF Hillsborough)

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

Witness my hand and official seal, this the 10th day of September, 2025.

Notary Public
My Commission Expires: 07/09/2026

ABBIGAYLE COLBOURNE
Notary Public - State of Florida
Commission # HH 242875
My Comm. Expires Jul 9, 2026
Bonded through National Notary Assn.

Certificate of Authenticity

I, Leslie Hayes, 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 9/10/2025.

Date

Affiant Signature

9/15/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of September, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)