QUITCLAIM DEED

LEISA ANN RUDY
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

WG-QCD-25-1630AB

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 28 DAY OF September 20 25

Notary Public

MY COMMISSION EXPIRES 9/16/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nicholas J Simon	**Same as new owner**	
(NAME) **1630 A and B Northview Ave,**	(NAME) **Same as new owner**	**072103J00100CO** **072103J00200CO**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Same as new owner**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER S EUBANK,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NICHOLAS J SIMON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all 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 in Davidson County, Tennessee, being Unit No A and Unit No B on the Plan of 1630 Northview Avenue Properties, a Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20241101-0085187, 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 Christopher Eubank, unmarried by Warranty Deed from Gordon W O'Malley and Tina R O'Malley, Co-Trustees of the O'Malley Tennessee Community Property Trust dated February 08, 2022 of record in Instrument No 20240301-0014440 Register's Office for Davidson County, Tennessee, dated February 28, 2024 and recorded on March 01, 2024

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **1630 A and B Northview Ave, Nashville, Tennessee 37216**

Karen Johnson Davidson County
Batch # 1327886 **DEEDQC**
09/29/2025 01.41 09 PM 2 pgs
Fees $12 00 Taxes $0 00

20250929-0077362

Witness my/our hand(s) this the 28 day of September, 2025

Christopher S Eubank

LEISA FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

STATE OF TENNESSEE
COUNTY OF Tipton

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

Witness my/our hand(s) this the 28 day of September 2025

Notary Public
My Commission Expires 9/16/2026
(SEAL)

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

LEISA FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY