Karen Johnson Davidson County
Batch# 1327918 DEEDQC
09/29/2025 02:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250929-0077413

QUITCLAIM DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-8-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-114

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Kirby and Ryan Kirby	Same as owner	093 12 0A 306.00
(NAME) 29133 Steamboat Drive	(NAME)	
(ADDRESS) Menifee, CA 92585	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert Kirby**, an unmarried man (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Robert Kirby**, an unmarried man, and **Ryan Kirby**, an unmarried man, as joint tenants with rights of survivorship (the "**Grantees**"), their heirs and assigns, all his right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 245 Hermitage Avenue, Unit 306, Nashville, TN 37210.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 8 day of September, 2025.

GRANTOR:

Robert Kirby
Robert Kirby

STATE OF CALIFORNIA)

COUNTY OF Riverside)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Robert Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of September, 2025.

Alescia M. Andrews
Notary Public

My Commission Expires: April 14, 2027

ALESCIA M. ANDREWS
COMM. #2444298
Notary Public - California
Los Angeles County
My Comm. Expires Apr. 14, 2027

EXHIBIT "A"

PROPERTY DESCRIPTION

A certain condominium known as Unit No. 306 of the 245 Hermitage Condominium, as established pursuant to that certain Declaration Establishing 245 Hermitage Condominium dated May 12, 2022, of record as Instrument No. 20220513-0055438 and Scrivener's Affidavit recorded in Instrument No. 20220516-0056245 and Amendment recorded in Instrument No. 20231117-0089775, Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being the same property conveyed to Robert Kirby, an unmarried man, by Special Warranty Deed from 245 Hermitage Partners, GP, a Tennessee general partnership, of record in Instrument No. 20240703-0050469, in the Register's Office of Davidson County, Tennessee, dated July 1, 2024, and recorded on July 3, 2024.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 September 8, 2025.

Affiant Signature

September 29, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of September, 2025.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27