Karen Johnson Davidson County
Batch# 1335992 DEEDQC
10/20/2025 11:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251020-0083348

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAPPARCEL NO.
McClurkin Avenue Row Homes Homeowners Association, Inc. 920A & 920B McClurkan Avenue Nashville, TN 37206	New Owner	072130B90000CO

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 29 day of October, 2025.

Notary Public

My Commission Expires: 3/3/26
(Affix Seal)

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **JAMES A. WEINY AND DAVID A. MOYNAN, III**, as tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and quitclaim to the **MCCLURKIN AVENUE ROW HOMES HOMEOWNERS' ASSOCIATION, INC.,** a Tennessee non-profit corporation hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: towit:

Land in Davidson County, Tennessee, being all of the areas set out as Limited Common Elements as defined on the Site Plan for the Horizontal Property Regime of McClurkan Avenue Row Homes, as shown on the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131003-0104192, as amended in Instrument No. 20140606-0049528, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to James A. Weiny and David A. Moynan, III, as tenants in common, by Warranty Deed from Cumberland Property Investments, LLC, a Tennessee limited liability company, dated August 15, 2013, recorded August 20, 2013, 2013, of record in Instrument No. 20130820-0087798, Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this 10TH day of ~~May~~ JULY DM, 2025.

James A. Weiny

David A. Moynan, III

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. Weiny, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of ~~May~~ Oct, 2025.

DAVIDSON COUNTY CHARLES D. LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 3/3/26

STATE OF TENNESSEE

COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David A. Moynan, III, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16TH day of ~~May~~ JULY DKB, 2025.

DOMINIQUE BRANDT STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Notary Public
My Commission Expires: 9/9/25

I, Kirsten Virden, 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 7/10/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/10/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

