Karen Johnson Davidson County
Batch# 1336026 DEEDQC
10/20/2025 12:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251020-0083388

QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

B-QCD-25-1245

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 19 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Greywolf TR Dated 7/24/23	**New Owner**	
(NAME)	(NAME)	
210 Lavaca Street #2310		**082090Q02300CO**
(ADDRESS)	(ADDRESS)	
Austin, TX 78701		
(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, **RYAN W. HOFFMAN, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GREYWOLF TR DATED 7/24/23** 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. 1245 as set forth in the Master Deed Establishing a Horizontal Property Regime of 4th & Monroe, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20070619-0073328, amended in Instrument No. 20080122-006370, Instrument No. 20080606-0058487, Instrument No. 201006250049730, Instrument No. 20120824-0076410 and in Instrument No. 20130411-0035975 in the Register's Office for Davidson County, Tennessee; said Units being shown as part of Exhibit "E" to said Master Deed, together with all common areas, open space, roads, right of ways, rights and easements appurtenant thereto.

Being the same property conveyed to Ryan W. Hoffman, unmarried by Special Warranty deed from Nashten, LLC, a Tennessee limited liability company of record in Instrument No. 20130806-0082468 Register's Office for Davidson County, Tennessee, dated August 02, 2013 and recorded on August 06, 2013.

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: **1245 4th Ave N, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 15th day of October, 2025.

Ryan W. Hoffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN W. HOFFMAN, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of October, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Candis Thornton, 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 October 15, 2025 (date of document).

Candis C. Thornton
Affiant Signature

Date 10/15/25

State of Tennessee

County of Davidson

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

April Bennett
Notary Signature

MY COMMISSION EXPIRES: _____

