QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1338524 DEEDQC
10/27/2025 08:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251027-0084953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

JASON LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

THIS INSTRUMENT WAS PREPARED BY:

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chelsea Conrad and Camille Conrad	**NEW OWNER**	
(NAME) **1020 Chicamauga Avenue**	(NAME)	**083-05-0-072.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **KAJA CONRAD, A SINGLE PERSON,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **CHELSEA CONRAD, A SINGLE PERSON, AND CAMILLE CONRAD, A SINGLE PERSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** ("GRANTEE") THEIR SUCCESSORS, HEIRS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN 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 LOT NO. 11, BLOCK E, ON THE PLAN OF EASTWOOD ADDITION DR. E.T. BROWNS RESUBDIVISION OF THE STRATTON AND SEYMOUR AND L.T. BAXTER LANDS, OF RECORD IN PLAT BOOK 332, PAGE 63, 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 THE SAME PROPERTY CONVEYED TO CHELSEA CONRAD, A SINGLE PERSON, LAVELDA CONRAD, A SINGLE PERSON, CAMILLE CONRAD, A SINGLE PERSON, AND KAJA CONRAD, A SINGLE PERSON, ALL AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM 206 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20210610-0078279 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 7, 2021, AND RECORDED JUNE 10, 2021.

BEING THE SAME PROPERTY CONVEYED TO CHELSEA CONRAD, A SINGLE PERSON, CAMILLE CONRAD, A SINGLE PERSON, AND KAJA CONRAD, A SINGLE PERSON, ALL AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY QUITCLAIM DEED FROM LAVELDA CONRAD, A SINGLE PERSON DATED MAY 29, 2024 AND FILED FOR RECORD ON MAY 30, 2024 AS INSTRUMENT NO. 20240530-0040302, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALSO KNOWN AS 1020 CHICAMAUGA AVENUE, NASVHILLE, TN 37206.

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.

Witness my hand this the 24 day of OCTOBER, 2025.

Kaja Conrad

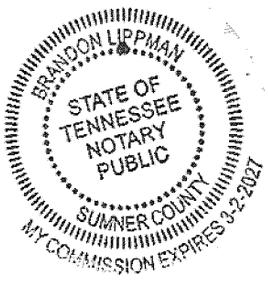
STATE OF TENNESSEE
COUNTY OF DAVIDSON

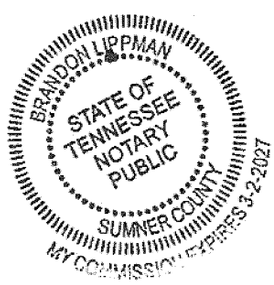
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kaja Conrad, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of OCTOBER, 2025.

Notary Signature

My commission expires:





Certificate of Authenticity

I, BRANDON LIPPMAN, 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 24, 2025**.

Date

Affiant Signature

10-24-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24th** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)

