This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1356458 DEEDQC
12/10/2025 02:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251210-0098252

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
DuFunk Developments, LLC 7520 Bear Creek Road Fairview, PA 16415	New Owner	102030J00100CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **JAMES B. FUNK AND JORDAN DUDAS** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **DUFUNK DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 6519 Thunderbird Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 6519 Thunderbird Drive, a Horizontal Property Regime, of record in Instrument Number 20221021-0114652, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to James B. Funk and Jordan Dudas by deed from BAM Ventures, LLC, of record in Instrument No. 20221101-0118003, Register's Office for Davidson County, Tennessee.

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

This improved property known as 6519A Thunderbird Drive, Nashville, TN 37209

Jordan Dudas

STATE OF Tennessee

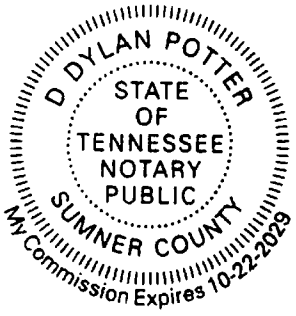
COUNTY OF Davidson

Before me, the undersigned notary public of the aforementioned city and state, personally appeared Jordan Dudas, with whom I am personally acquainted and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 9th day of December, 2025.

Notary Public

My Commission Expires: _____



James B. Funk

STATE OF Pennsylvania

COUNTY OF Erie

Before me, the undersigned notary public of the aforementioned city and state, personally appeared James B. Funk, with whom I am personally acquainted and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 8 day of December, 2025.

Notary Public

My Commission Expires: 03/03/2028

Commonwealth of Pennsylvania - Notary Seal
Michael T. Buie, Notary Public
Erie County
My commission expires March 3, 2028
Commission number 1239824

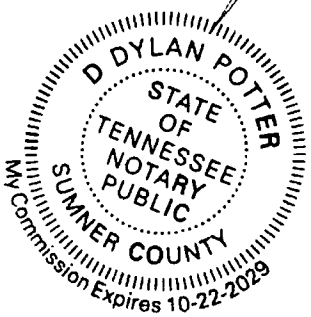
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2025.

Notary Public



Certificate of Authenticity

I, Christina Higgins, do hereby make an 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 _____, **2025.**

Name: **Christina Higgins**

Title: **Processor**

Date ____/____**/2025**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on ____/____**/2025.**

Notary Public: _____

My Commission Expires: _____

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28, 2029
COUNTY OF WILLIAMSON