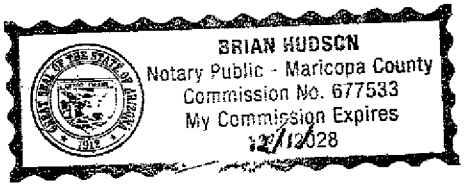
Karen Johnson Davidson County
Batch# 1356976 DEEDQC
12/11/2025 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251211-0098899



(Notary Stamp)

STATE OF Arizona
COUNTY OF Maricopa

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 9 day of 12, 2025.

Notary Public

My commission expires: 12/1/2028

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd. Ste. 102, Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
1011 12 South Avenue LLC, a Tennessee limited liability company	**New Owner**	**105-01-1Q-002.00-CO**
11221 North 75th St		
Scottsdale, AZ 85260		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **Brian Decker, a married man** (hereinafter the "Grantor"), hereby quitclaim and convey to **1011 12 South Avenue LLC, a Tennessee limited liability company** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that we have in and to the following real property located in **Davidson** County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennesse, being Unit No. B on the Plan of Homes At 1011 12th Avenue South, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Homes At 1011 12th Avenue South, of record at Instrument No. 20200605-0057994, 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 Brian Joseph Decker, a married man by Warranty Deed from PMA Pennsylvania LLC, an Indiana Limited Liability Company of record in Instrument No. 20211108-0149138 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 08, 2021.

Being the same property conveyed to 1011 12 South Avenue LLC, a Tennessee limited liability company by Quitclaim Deed from Brian Joseph Decker, a married man of record in Instrument No. 20211130-0158103 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 30, 2021.

Being the same property conveyed to Brian Decker, a married man by Quitclaim Deed from 1011 12 South Avenue LLC, a Tennessee limited liability company of record in Instrument No. 20250506-0035194 Register's Office for Davidson County, Tennessee, dated May 01, 2025, and recorded on May 06, 2025.

BEING also known as **1011 12th Ave South Unit B, Nashville, TN 37203.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 9 day of 12, 2025.

Brian Decker

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Brian Decker**, with whom I am personally acquainted (or who proved to me identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9 day of 12, 2025.

Notary Public
My Commission Expires: 12/1/2028

BRIAN HUDSON
Notary Public - Maricopa County
Commission No. 677533
My Commission Expires
12/1/2028

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 9/12/2025 (date of document).

Affiant Signature

12/11/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 11 day of Dec, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County