Karen Johnson
Batch # 1358451
12/16/2025 08:21:28 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20251216-0099720

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CASEY WILSON
THE ASCENTIA GROUP
260 FIRST AVENUE SOUTH
SUITE 200-130
ST. PETERSBURG, FL 33701

OWNER (SEND TAX BILLS TO):

1212 DEMONBREUN, LLC
513 59TH AVENUE
GREELEY, CO 80634

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TYLER GENTRY and BRIGITTE GENTRY, husband and wife (herein, "Grantor"), whose address is 513 59th Avenue, Greeley, CO 80634, hereby bargains, sells, remises, releases, quit claims and conveys to 1212 DEMONBREUN, LLC, a Tennessee limited liability company (herein, "Grantee"), whose address is 513 59th Avenue, Greeley, CO 80634, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1212 Demonbreun St., Unit 1212, Nashville, TN 37203

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

[Signatures on next page.]

PIN NO: 093 09 0G 095.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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

GRANTOR:

Tyler Gentry

STATE OF Colorado
COUNTY OF Weld

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tyler Gentry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

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

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/28/28

MARY E BROSWELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084003154
MY COMMISSION EXPIRES JANUARY 28, 2028

GRANTOR:

Brigitte Gentry

STATE OF Colorado
COUNTY OF Weld

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brigitte Gentry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

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

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/28/28

MARY E BROSWELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084003154
MY COMMISSION EXPIRES JANUARY 28, 2028

OATH OF CONSIDERATION

STATE OF Colorado
COUNTY OF Weld

The actual consideration for this transfer is $10.00.

Grantee:

1212 Demonbreun, LLC, a Tennessee limited liability company

By: _____
Printed Name: Tyler Gentry
Title: Owner

Subscribed and sworn to under oath before me, this 8th day of December, 2025 by Tyler Gentry, as Owner of 1212 Demonbreun, LLC, a Tennessee limited liability company.

Mary E. Broswell
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/28/28

[Affix Notary Seal]

MARY E BROSWELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084003154
MY COMMISSION EXPIRES JANUARY 28, 2028

EXHIBIT A

PROPERTY DESCRIPTION

Unit 1212 as established by the Declaration of Condominium Regime for The Pullman Condominiums (A Condominium Community in Davidson County, Tennessee), of record as Instrument No. 20240715-0053179, Register's Office of Davidson County, Tennessee (the "Declaration"), to which reference is hereby made for a more complete description, together with easements appurtenant to said unit, and an undivided percentage interest in the common elements allocated to said unit, as set forth in said Declaration.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book as Document No. 20250415-0028788, on April 15, 2025.

PIN NO: 093 09 0G 095.00

STREET ADDRESS:

1212 Demonbreun St., Unit 1212, Nashville, TN 37203

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.