THIS INSTRUMENT PREPARED BY:
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

Karen Johnson Davidson County
Batch # 1358789 DEEDQC
12/17/2025 08:16:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251217-0100110

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Falon Veit Scott 1253 Martin St Nashville, TN 37203	Same	105-07-1B-113.00

QUITCLAIM DEED

THIS INSTRUMENT is made as of this 12th day of December, 2025, by and between **BRYAN ANTHONY SCOTT,** a Tennessee resident, (the "**Grantor**"), and **FALON VEIT SCOTT**, a Tennessee resident, (the "**Grantee**") (the terms Grantor and Grantee to include their respective successors and assigns where the context hereof requires or permits).

WITNESSETH THAT Grantor, for and in consideration of such good and valuable consideration as set forth in the Marital Dissolution Agreement executed between the parties, the receipt, adequacy, and sufficiency of which are hereby acknowledged by Grantor, has granted, released, remised, quitclaimed, and conveyed, and by these presents does hereby grant, release, remise, quitclaim and convey unto Grantee, Grantor's interest in the real property described on **Exhibit A** attached hereto and by reference incorporated herein, together with any and all improvements, fixtures, and appurtenances located thereon (the "**Property**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members, and appurtenances to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee, forever, in FEE SIMPLE.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed as of the day and year first above written.

GRANTOR:

Bryan Anthony Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bryan Anthony Scott** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in aforesaid County and State, this 12th day of December, 2025.

Notary Public

My commission expires:

NANCY W. STABELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

EXHIBIT A

THE PROPERTY

Land in Davidson County, Tennessee, being Unit 113, The Six10 Merritt Condominium, as shown on the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150924-0097122 and amended in Instrument No. 20160831-0091430, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Falon Veit Scott and Bryan Anthony Scott, by Warranty Deed from Marilyn Ollila and Philip Ollila, wife and husband, of record in Instrument No. 20181120-0114088 Register's Office for Davidson County, Tennessee, dated November 19, 2018, and recorded on November 20, 2018.

This conveyance is subject to:

- Covenants, Conditions and Restriction of Record in Instrument N0. 20150924-0097122 and amended in Instrument No. 20160831-0091430 and Instrument No. 20170426-0041062, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20150807-0079087, Scrivener's Affidavit of record at Instrument No. 20151005-0101050, Instrument No. 20160601-0054729 and Instrument No. 20161118-0121688, Register's Office for Davidson County, Tennessee.
- Bylaws of record in Instrument No. 20161118-0121689, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20170426-0041062, in the Register's Office for Davidson County, Tennessee.
- Easements within or pertaining to Alley 186 that have been retained by the Metropolitan Government of Nashville and Davidson County, as set out in the aforesaid Order No. 77-786 amending the Official Street and Alley Acceptance and Maintenance Map.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151013-0104209, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20170717-0071454, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument No. 20151030-0110799, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This improved property is known as: **1253 Martin Street, Nashville, Tennessee 37203.**