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

Karen Johnson Davidson County
Batch # 1364999 DEEDQC
01/05/2026 10:03:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260105-0000166

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Lindsey Conley, Trustee 6303 B American Court Nashville, TN 37209	SAME	091050W03700CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **PATRICK WILLIAM CONLEY, MARRIED,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **LINDSEY CONLEY, TRUSTEE OF THE 700 JAMES AVENUE APARTMENT 22 TRUST, U/A/D DECEMBER 15, 2025,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit 37, of the Rows at the Annex, a Horizontal Property Regime with Private Elements, as stated and recorded in Instrument Number 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick William Conley by Warranty Deed from 670 James Ave., LLC, of record in Instrument No. 20190410-0032600, and corrected by Scrivener's Affidavit of record in Instrument No. 20191226-0133422, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This was not the marital residence of the grantor herein named.

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 700 James Avenue, #22, Nashville, TN 37209

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of December, 2025.

PATRICK WILLIAM CONLEY

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 Patrick William Conley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 15th day of December, 2025.

Notary Public

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2025.

Notary Public

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029