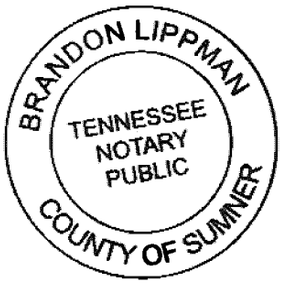
Karen Johnson Davidson County
Batch# 1419862 DEEDQC
05/13/2026 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260513-0043054

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DEREK MCGRAW	**SAME**	
(NAME) **50 Music Square W #624**	(NAME)	**092-16-0-439.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **NICHOLETTE MCGRAW, A MARRIED WOMAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **: DEREK MCGRAW, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY,**("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 624, ON THE PLAN OF MOTIF ON MUSIC ROW, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS SHOWN ON THAT PLAN IDENTIFIED AS EXHIBIT "D" OF THAT DECLARATION ESTABLISHING MOTIF ON MUSIC ROW HOTEL CONDOMINIUM, A CONDOMINIUM, OF RECORD IN INSTRUMENT NO. 20260202-0007057, 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 A PORTION OF THE SAME PROPERTY CONVEYED TO SAI RAM 009, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM 50 MUSIC SQUARE WEST CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC. OF RECORD IN INSTRUMENT NO. 20180420-0037238, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 9, 2018 AND RECORDED ON APRIL 20, 2018.

***FURTHER BEING THE SAME PROPERTY CONVEYED TO DEREK MCGRAW AND NICHOLETTE MCGRAW BY WARRANTY DEED FROM SAI RAM 009, LLC, A TENNESSEE**

LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20260428-0036846, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 21, 2026 AND RECORDED ON APRIL 28, 2026.

REFERENCE IS HEREBY MADE TO THE TERMINATION OF MASTER DEED OF 50 MUSIC SQUARE WEST CONDOMINIUMS OF RECORD IN INSTRUMENT NO. 20180420-0037237, SAID REGISTER'S OFFICE.

This is Improved Property commonly known as: 50 Music Square W #624, Nashville, TN 37203.

*** The subject property was never used as the principal residence of the Grantor or her spouse.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 5 day of May, 2026.

NICHOLETTE MCGRAW

HEIDI SCHULTZ NOTARY PUBLIC 194505 COMMISSION EXPIRES 8-30-29 STATE OF WASHINGTON

STATE OF Washington

COUNTY OF King

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, **Nicholette Mcgraw**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May 2026.

Notary Signature

My commission expires:
8·30·2029

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **May 5, 2026**.

Date

Affiant Signature

May 13, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13Th** day of **May**, 20**26**.

Notary's Signature

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)

