Karen Johnson Davidson County
Batch# 1429452 DEEDQC
06/08/2026 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260608-0051477

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: May 3, 2027

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
SYDNEY LYN SALATI	PARAMOUNT RESIDENTIAL MORTGAGE GROUP	092040J00200CO
916 14TH AVENUE NORTH, UNIT B NASHVILLE, TENNESSEE 37208	1265 CORONA POINT COURT, SUITE 301 CORONA, CALIFORNIA 92879	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 28th day of May, 2026, the undersigned, **SYDNEY LYN SALATI**, an Unmarried Woman, and **AUSTIN WYRICK**, an Unmarried Man, in their capacity as Joint Tenants in Common with Rights of Survivorship (jointly and severally, the "*Grantor*"), have bargained and sold, and by these presents do hereby transfer and quitclaim, in fee simple absolute, to **SYDNEY LYN SALATI**, an Unmarried Woman (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **916 14TH AVENUE NORTH, UNIT B, NASHVILLE, TENNESSEE 37208**, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. B of 916 14th Avenue North Townhomes, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190515-0045966, Register of Deed's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Units.

Being the same property conveyed to Sydney Lyn Salati, an unmarried woman, and Austin Wyrick, an unmarried man, as joint tenants in common with rights of survivorship, from Sydney Lyn Salati, an unmarried woman, by Quitclaim Deed dated December 29, 2020, and recorded on January 5, 2021, as Instrument No. 20210105-0001555, in said Register's Office.

This improved property more commonly known as 916 14th Avenue North, Unit B, Nashville, Tennessee 37208.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this the 28th day of May, 2026.

GRANTOR: SYDNEY LYN SALATI

SIGNER: Sydney Lyn Salati

GRANTOR: AUSTIN WYRIC

SIGNER: Austin Wyrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Sydney Lyn Salati** and **Austin Wyrick**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this the 28th day of May, 2026.

Notary Public

May 3, 2027
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 28, 2026.

Affiant Signature

6/5/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

