Karen Johnson Davidson County
Batch# 1429861 DEEDQC
06/09/2026 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260609-0052074

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Mid-Star Title, LL
2690 Memorial Blvd Ste A
Murfreesboro TN 37129

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Andrew Kane and Jaclyn 908A Burchwood Ave Nashville TN 372156	Same	072-09-2G-001.00-CO

THIS INDENTURE made this 9 day of June 2026, Andrew Kane, an unmarried man, First Party, and Andrew Kane and wife, Jaclyn Kane, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to me in hand paid by Second Party, the receipt of which is hereby acknowledged, First Party has bargained, sold, remised, released and QUIT CLAIMED, and does hereby bargain, sell, remise, release and QUITCLAIMED to Second Party, the following described premises, to wit:

Land in Davidson County, Tennessee, being Unit No. 908A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 908 Burchwood Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151230-0131315 and being shown on Plat attached thereto as Exhibit "B", 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 the same property conveyed to Andrew Kane, an unmarried man, by Warranty Deed of record in Instrument No. 20211102-0148379, said Register's Office.

Subject to any and all easements, declarations, restrictions, and rights of way, recorded or unrecorded.

This is improved property known as 908A Burchwood Ave Nashville TN 37216

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

NotaryCam Doc ID: 7f76e899-58ae-4e9c-a140-c14f339ae70c

Witness my hand this 9 day of June 2026

Andrew Kane

Andrew Kane

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 9 day of June 2026, before me personally appeared Andrew Kane, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal this 9 day of June 2026

Notary Public

My Commission Expires: 4/10/2029

AMY K GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

Online Notary Public
My Commission Expires:
Apr 10, 2029

Completed via Remote Online Notarization using 2 way Audio/Video technology.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear and affirm that this transfer is exempt from tax by T.C.A. §67-4-409(a)(1)(C)(ii)

Affiant

Subscribed and sworn to before me this 9th day of June 2026

Eileen Smith

Notary Public

My Commission Expires: 8/24/26

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amy K Gentry, do hereby make oath that I am 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 6/9/24 (date of document).

Affiant Signature

6/9/24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 9th day of June, 2026

Eileen Smith
Notary
Commission Expires: 8/24/26

Notary's Seal

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY