QUITCLAIM DEED

Karen Johnson
Batch # 1436636
06/22/2026 03:11:59 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260622-0056121

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

AJ-QCD-26-307A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 1.22.29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sofia Deeanna	**New Owner**	**P/O 11905033400**
(NAME) **307 A Joyner**	(NAME)	
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SOFIA DEEANNA AND 3 GARDEN STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

SOFIA DEEANNA ("GRANTEE")

HER HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 307 A AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOMES AT 307 JOYNER, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20260617-0055048, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND PARTICULAR DESCRIPTION OF THE PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO SOFIA DEEANNA AND 3 GARDEN STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED, FROM JESSIE MARIE HUNT AND HARRY LEE BELL AND STEPHEN FELIX BELL AND ELLA BELL VANNOY AND FRED WESLEY THARPE AND DOC LAWRENCE THARPE AND JOSEPH DUDLEY THARPE AND MICHAEL DAVID THARPE AND CYNTHIA ALLEN, OF RECORD IN INSTRUMENT NO. 20251118-0091657, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **unimproved** property known as: **307 A Joyner Avenue, Nashville, TN 37210.**

Witness our hands this the 20 day of MAY, 2026.

SOFIA DEEANNA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SOFIA DEEANNA**, the within named bargainor, with whom I am personally acquainted (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 and official seal, this the 20 day of MAY, 2026.

Notary Public

My Commission Expires:

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

3 GARDEN STREET, LLC

MOHAMMED NASER
AS: manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MOHAMMED NASER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as manager for **3 GARDEN STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of June, 2026.

Notary Public

My Commission Expires: 11/08/26

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028