Karen Johnson Davidson County
Batch# 1439067 DEEDQC
06/29/2026 04:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260629-0058784

Quitclaim Deed

2024-78

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 5th day of September, 2025.

Notary Public
My Commission Expires: 7-6-2027

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Maison Beni Properties, LLC 709 Hagan Street Nashville, TN 37203	NEW OWNER	105.07-2U-001.00

KNOW ALL MEN BY THESE PRESENTS that **Brittany Blair Bodden**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Maison Beni Properties, LLC**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, on the Plan of Homes at 608 Moore Avenue, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Covenants Conditions and Restrictions of the Homes at 608 Moore Avenue, of record in Instrument No. 20230628-0049362, as amended in the First Amendment to Declaration of Covenants Conditions and Restrictions of the Homes at 608 Moore Avenue, of record in Instrument No. 20240910-0069871, 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 Brittany Blair Bodden from Maison Beni Properties, LLC by Quitclaim Deed dated February 7, 2025 and recorded February 10, 2025 in Instrument #20250210-0009680, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 608 A Moore Avenue, Nashville, TN 37203.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 5th day of September, 2025.

Brittany Blair Bodden

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said county and state, the within named Brittany Blair Bodden, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 5th day of September, 2025.

Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, April G Nichols 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 9-5-2025 (date of document).

Affiant Signature

September 5, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

