This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19703-TC

Karen Johnson Davidson County
Batch# 1445677 DEEDQC
07/14/2026 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260714-0063175

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2026.

Notary Public
My Commission Expires: 1/22/30

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner	Send Tax Bills To:	Map-Parcel Number
James T. Watkins-Lynch 600 12th Avenue South, #810 Nashville, TN 37203	Shellpoint Mortgage Services P.O. Box 70503 Troy, MI 48007-7050	119-03-0B-060.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **KAITLIN MYLEE LYNCH**, an unmarried woman (hereinafter the "Grantor") do hereby quitclaim and convey unto **JAMES T. WATKINS-LYNCH**, an unmarried man (hereinafter the "Grantee"), his heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. 205, Building 295 on the Plan of Bradford Flats Condominium, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, further amended and corrected in Instrument No. 20220901-0098691 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 James T. Watkins-Lynch, an unmarried man and Kaitlin Mylee Lynch, an unmarried woman, as joint tenants right right of survivorship, by Warranty Deed from Dill Property Holdings, LLC, a Tennessee Limited Liability Company, dated January 25, 2023 and recorded January 26, 2023, of record in Instrument No. 20230126-0005959, Register's Office of Davidson County, Tennessee.

This is improved property located at: **295 Plus Park Boulevard, Unit 205, Nashville, TN 37217**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of July, 2026.

GRANTOR:

Kaitlin Mylee Lynch

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kaitlin Mylee Lynch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of July, 2026.

Notary Public
My Commission expires: 1/22/30

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Kirsten Virden, 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 7-9-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 7-9-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of July, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

