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Prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 22nd day of July, 2026.

Notary Public

My commission expires: 09/07/26

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1451276 DEEDQC
07/23/2026 01:40:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260723-0067072

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dustin R. Donald 1012 A W Grove Ave Nashville, Tennessee 37203	New Owner	105090G00100CO

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Dustin R. Donald, married,** hereinafter the Grantor, by these presents, do hereby quitclaim and convey to **Dustin R. Donald and Joseph R. Sandbrink, as tenants by the entirety,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A OF 1012 WEST GROVE TOWNHOME ASSOCIATION, ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING 1012 WEST GROVE TOWNHOME ASSOCIATION OF RECORD IN INSTRUMENT NO. 201111040085994, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREROF; SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

Being the same property conveyed to Dustin R. Donald, unmarried, by Hybrid Builders, LLC, by Warranty Deed dated April 13, 2012, of record in Instrument No. 20120417-0032836, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantor to himself and spouse.

This is improved property known as 1012 A West Grove Avenue, Nashville, TN 37203.

Witness my hand this 22nd day of July, 2026.

Dustin R. Donald

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Dustin R. Donald**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2026.

Notary Public

My commission expires: September 7, 2026

BRIAN PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON