Karen Johnson Davidson County
Batch# 1469784 DEEDQC
09/08/2026 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260908-0083007

Quitclaim Deed

2026-76

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 3rd day of September, 2026

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 0 317.00

KNOW ALL MEN BY THESE PRESENTS that **Baley 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 and Unit B, on the Plan of Homes at 609 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 609 Moore Avenue, of record in Instrument No. 20260122-0005405, as amended in the First Amendment to Declaration of Covenants Conditions and Restrictions of the Homes at 609 Moore Avenue, of record in Instrument No. 20260212-0011274, 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 Baley Bodden, unmarried from James Mitchell Tenpenny III an unmarried man and Debbie Hilley Tenpenny, an unmarried woman by Warranty Deed dated May 21, 2020 and recorded June 03, 2020 in Instrument No. 20200603-0056939, Register's Office for Davidson County, Tennessee.

This is (X) unimproved property known as 609 Moore Avenue, Unit A and Unit B, 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 3rd day of September, 2026.

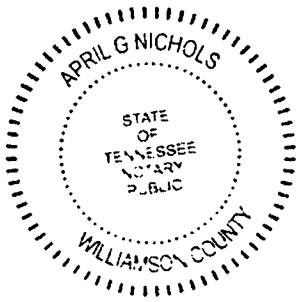
Baley Bodden

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 Baley 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 3rd day of September, 2026.

Notary Public
My Commission Expires: 7-6-2027



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 September 3, 2026 (date of document).

Affiant Signature

September 3, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

