QUITCLAIM DEED

Karen Johnson
Batch # 1470691
09/10/2026 08:22:52 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260910-0083799

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

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

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dutchess PropCo LLC	**New Owner**	
(NAME)	(NAME)	
936 Delmas Avenue		**10509027200**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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,

ADAM WRIGHT ("GRANTOR")

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

DUTCHESS PROPCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS, ALL GRANTORS' RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF WILLIAM A. ROACHE'S SUBDIVISION OF LOT NO. 9 IN JONES & DUDLEY'S ADDITION OF RECORD IN PLAT BOOK 421, PAGE 194, 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 ADAM WRIGHT, BY QUITCLAIM DEED, FROM CW BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20251022-0084083, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this Instrument.

This is **UNIMPROVED** property known as: **0 Wade Avenue, Nashville TN 37216**.

Witness our hands this the 4 day of September, 2026.

ADAM WRIGHT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **ADAM WRIGHT,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 day of September, 2026.

Notary Public
My Commission Expires: 02/05/30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY