Karen Johnson Davidson County
Batch# 1471889 DEEDQC
09/11/2026 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260911-0084507

QUITCLAIM DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-DM-26-MULTI

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 10 DAY OF September 20 26

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Morgan	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**083-05-0J-003.00-CO**
1412 Franklin Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **905 N 12TH LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DAVID MORGAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's 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 Unit No. 3 on the Plan of Ninehundredfive North Twelfth Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument Number 20211220-0167976, as amended in Instrument Number 20230605-0042449, Instrument Number 20250402-0025069 and Instrument Number 20250808-0063064, 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 a portion of the same property conveyed to 905 N 12th LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Chris Wright and David Morgan of record in Instrument No. 20231106-0086587 Register's Office for Davidson County, Tennessee, dated November 2, 2023 and recorded on November 6, 2023. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

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 **improved** property known as: **905 N 12th St #C, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 10th day of September, 2026.

905 N 12th LLC

BY: David Morgan, Manager
David Morgan
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MORGAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the MANAGER of 905 N 12th LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of September, 2026.

Notary Public

My Commission Expires: 6.8.2027

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 9/10/26.

Date

Affiant Signature

9/10/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of September, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028