Karen Johnson Davidson County
Batch# 1477469 DEEDQC
09/25/2026 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260925-0089076

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzore Notary Public State of Tennessee Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SAMUEL BRYANT	**SAME**	
(NAME) **2006A Hutton Drive**	(NAME) **Property**	**106-13-1H-001.00-CO**
(ADDRESS) **Nashville, TN 37210**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **LINDSAY POWELL, AN UNMARRIED WOMAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **SAMUEL BRYANT, AN UNMARRIED MAN** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A ON THE PLAN OF TWOTHOUSANDANDSIX HUTTON DRIVE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, AS SHOWN ON EXHIBIT "B" OF TWOTHOUSANDANDSIX HUTTON DRIVE, OF RECORD IN INSTRUMENT NO. 20201216-0148516, 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 SAMUEL BRYANT, AN UNMARRIED MAN, AND LINDSAY POWELL, AN UNMARRIED WOMAN AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM D & M PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20211206-0161556 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 29, 2021 AND RECORDED ON DECEMBER 06, 2021.

This is Improved Property commonly known as 2006A Hutton Drive, Nashville, TN 37210.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 23 day of September, 2026.

Lindsay Powell

LINDSAY POWELL

STATE OF Tennessee

COUNTY OF Davidson

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Lindsay Powell, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2026.

Notary Signature

My commission expires: March 8, 2028

Andrew Sizore
State of Tennessee
Notary Public
Davidson County

Certificate of Authenticity

I, Krystal Schuster, 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 9/23/26.

Date

Affiant Signature

9/23/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of September, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)