QUITCLAIM DEED

Karen Johnson
Batch # 1480485
10/05/2026 08:40:58 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20261005-0091260

'D BASED SOLELY
'PPLIED BY THE
THE BENEFIT OF A

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on September 30, 2026.

NOTARY PUBLIC

My Commission Expires: 3-5-2030

MICHELLE HANDELSMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Michelle Handelsman
Handelsman Law
P.O. Box 50583
Nashville, TN 37205

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Chris Conner 1000 St. Andrews Place Nashville, TN 37204	SAME	132-01-0A-021.00 CO

KNOW ALL MEN BY THESE PRESENTS that Christopher Ryan Conner, an unmarried man, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto Chris Conner, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, his entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 21, ST. ANDREWS PLACE, as shown on plat of record in Plat Book 6250, Page 909, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher Ryan Conner, an unmarried man, by Quitclaim Deed from Charles E. Logan, a widower, recorded on June 22, 2026, of record in Instrument No. 20260622-0055640, Register's Office for Davidson County, Tennessee.

This is improved property known as 1000 St. Andrews Place, Nashville, TN 37204.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2026 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ST. ANDREWS PLACE, as recorded in Plat Book 6250, Page(s) 909, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Book 6856, Page 843, amended in Book 7085, Page 528, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of St. Andrews Place Homeowners Association, Inc., recorded in Book 6882, Page 474 and Book 8627, Page 139.

f. Easement recorded in Book 7175, Page 840, Book 7175, Page 854 and Instrument No. 20061127-0145857.

g. Storm Water Detention Agreement as set forth in instrument recorded in Book 6737, Page 867.

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

i. Property taxes for the current year.

WITNESS my hand on September 30, 2026.

Christopher Ryan Conner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On September 30, 2026, before me personally appeared Christopher Ryan Conner, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal on September 30, 2026.

NOTARY PUBLIC

My Commission Expires: 3-5-2030

MICHELLE HANDELSMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY