Karen Johnson
Batch # 1485388
10/16/2026 03:29:57 PM
Fees: $12.00 Taxes: $0.00
Davidsc.. County
DEEDQC
2 pgs

20261016-0095272

QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

LB-QCD-26-1278

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 7 DAY OF October, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Albert Yllander, Jr., a single man	**Same as New Owner**	
(NAME)	(NAME)	**105-03-4B-008.00-CO**
1278 3rd Ave S,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **SEAN ALBERT YLLANDER, JR., A SINGLE MAN AND KELLEN ASHLEY RODAS-MORGAN, A SINGLE MAN,**hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SEAN ALBERT YLLANDER, JR., A SINGLE MAN** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1278 of Dudley Park Condominiums, established pursuant to the provisions of the Tennessee Code Annotated as the same is set out in Section 66-27-201, et seq. as amended, under the Master Deed and Declaration establishing Dudley Park Condominiums of record in Instrument No. 20230922-0074682, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the condominium and buildings thereof; said Unit being depicted on Exhibit to said Master Deed and Declaration.

Being the same property conveyed to Sean Albert Yllander, Jr., a single man by Warranty Deed from Woodstock Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240328-0021725, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sean Albert Yllander, Jr. and Kellen Ashley Rodas-Morgan, together as tenants in common with rights of survivorship, by Quitclaim Deed from Sean Albert Yllander, Jr., of record in Instrument No. 20240429-0031015, Register's Office for Davidson County, Tennessee.

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: **1278 3rd Ave S, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 7th day of October, 2026.

Sean Albert Yllander, Jr.

Kellen Ashley Rodas-Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN ALBERT YLLANDER, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 of October, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11-08-2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLEN ASHLEY RODAS-MORGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 of October, 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

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212