THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 575878 DEEDQC
02/23/2021 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210223-0022246

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Adam Leibowitz **Andy Neuman** 2515 Nolensville Pike Nashville, TN 37211	New Owners	082-12-0-065.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Alta Constructors, LLC** by these presents do hereby quitclaim and convey unto **Adam Leibowitz and Andy Neuman** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Neill S. Brown's Addition to East Nashville of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee. Said Lot No. 186 fronts 50 feet on the Easterly side of Neill Avenue, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Robert L. Whitaker and wife, Louise S. Whitaker by Warranty deed from Edith Marie Jennings and Joseph Thomas Tipton, sole heirs of the said Willie Corley Tipton of record in Instrument No. 20030123-0009769 Register's Office for Davidson County, Tennessee, dated December 13, 2002 and recorded on January 23, 2003.

Being the same property conveyed to Bank of America, N.A. as successor by merger to BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP by Substitute Trustee's deed from Recontrust Company, N.A., Substitute Trustee of record in Instrument No. 20120124-0006506 Register's Office for Davidson County, Tennessee, dated January 24, 2012 and recorded on January 24, 2012.

Being the same property conveyed to William Koenig, unmarried by Quitclaim deed from Bank of America, N.A. as successor by merger to BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP of record in Instrument No. 20130128-0008576 Register's Office for Davidson County, Tennessee, dated January 15, 2013 and recorded on January 28, 2013.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from William Koenig, unmarried of record in Instrument No. 20181231-0126103, Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on December 31, 2018.

Being the same property conveyed to Alta Constructors, LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20181231-0126104 Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on December 31, 2018.

Being also known as 313 Neill Avenue, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
16 day of JANUARY, 2024.

Affiant

My commission expires:
(Affix Seal)

Notary Public

BRITNEY WEISBECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16 day of JANUARY, 2024.

Alta Constructors, LLC, a Tennessee Limited Liability Company

Andy Neuman, Authorized member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andy Neuman, Authorized Member, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 16 day of JANUARY, 2024

Notary Public

My Commission Expires:

BRITNEY WEISBECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022