QUITCLAIM DEED

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 12 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 636788 DEEDQC
05/14/2021 02:00:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210514-0065501

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title and Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Liberty Pike Partners	**New Owner**	
(NAME)	(NAME)	**104-01-0-299.00**
7101 Sharondale Ct, STE 600		
(ADDRESS)	(ADDRESS)	
Brentwood, TN, 37027		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dowd Development & Design, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Liberty Pike Partners,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 109, 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 **Dowd Development & Design, LLC** by Warranty Deed from **Tyler Leigh Riggins,** of record in **Instrument No. 20210108-0004208**, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantee. 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: **122 38th Avenue North, Nashville, Tennessee 37209**.

Witness my hand this the 12 day of May, 2021.

Dowd Development & Design, LLC

Keith Dowd
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Keith Dowd,** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as Sole Member on behalf of Dowd Development & Design, LLC, the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the 12 day of May, ~~2019.~~ 2021

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023