Karen Johnson Davidson County
Batch# 649200 DEEDQC
06/03/2021 02:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210603-0074816

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36338-05-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2021. Notary Public My Commission Expires:

KELLY E COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dave Alexander Beth Alexander 181 Valley Forge Nashville, TN 37205	Dave Alexander Beth Alexander 181 Valley Forge Nashville, TN 37205	Map and Parcel No.: 116 08 0G 181.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Little Red Hen, LLC, a Tennessee limited liability company ("Grantor")** does hereby quitclaim, transfer and convey unto **Dave Alexander Jr. and wife Beth Alexander (collectively, "Grantees")**, their heirs and assigns, of all Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on "Exhibit A" attached hereto.

This is improved property known as 181 Valley Forge, Nashville, Davidson County, Tennessee, 37205.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized agent, on this 25th day of May, 2021.

GRANTOR:

LITTLE RED HEN, LLC
a Tennessee limited liability company

By: _____
Beth Callaway Alexander, its Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Beth Callaway Alexander, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Sole Member of Little Red Hen, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of May, 2021.

_____
Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 1, 2021

EXHIBIT A

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

A certain building site being Lot No. 181, as shown on the Revised Sugartree, Phase 3, as of record in Book 5050, Pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made, together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, Page 157, as supplemented and amended by instruments of record in Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61 and Book 11753, Page 136, Davidson County Register's Office.

Being the same property conveyed to Little Red Hen, LLC, by Warranty Deed from L. Glenn Worley, Executor of The Estate of Virginia J. Burress, of record in Instrument No. 20181231-0126505, in the Register's Office of Davidson County, Tennessee, dated December 28, 2018 and recorded on December 31, 2018.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

