Karen Johnson Davidson County
Batch# 709098 DEEDQC
09/02/2021 10:57:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210902-0118402

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

File no. 210233365
No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2021.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Holland Property Group, LLC 799 Coastal Dr Palo Alto, CA 94303	New Owner	Map and Parcel No.: 071-12-0E-022.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ryan S. Holland, an unmarried man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Holland Property Group, LLC, a California Limited Liability Company,** its heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 22 on the Plan of Lyric at Cleveland Park, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Convenants, Conditions and Restrictions in Instrument NO. 20190729-0074247, 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 Ryan S. Holland, an unmarried man by Warranty Deed from Cherokee Development Partners, LP, a Tennessee Limited Liability Company, dated August 27, 2021 and recorded August 30, 2021 and of record in Instrument No. 20210830-0116396, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1144 Harmony Way, Nashville, TN 37207**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of

a title search. Whenever used, the singular number 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 on this 27th day of **August**, 2021.

Ryan S. Holland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan S. Holland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 27th day of August, 2021.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 13, 2022