THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 755095 DEEDQC
11/15/2021 02:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211115-0151798

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Spencer C. Lathrop 3633 Greens Mill Rd. Spring Hill, TN 37174	Owner	161-02-0-178

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Lathrop Real Estate Holdings II, LLC, a Florida Limited Liability Company**, hereinafter called the Grantor, does hereby Quitclaim and convey unto **Spencer C. Lathrop**, hereinafter called the Grantee(s), their heirs and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot Nos. 72**, on the Plan of McMurray Place, Section Two, of record in Plat Book 5200, Page 440, 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 part of the same property conveyed to Lathrop Real Estate Holdings II, LLC, a Florida Limited Liability Company, by Warranty Deed from Wall Properties, LLC, a Tennessee Limited Liability Company, of record on December 17, 2018, at Instrument No. 20181217-0122553, Davidson County Register of Deeds.

This is property commonly known as 473 Ellenwood Drive, Nashville, TN 37211.

Witness the hand of the Grantor's authorized representative, this 4 day of November, 2021:

Lathrop Real Estate Holdings II, LLC, a Florida Limited Liability Company

By: x _____

Name: Spencer C. Lathrop

Title: Managing Member

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid,

personally appeared **Spencer C. Lathrop** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Managing Member** of **Spencer C. Lathrop**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Lathrop Real Estate Holdings II, LLC, a Florida Limited Liability Company** for the purposes therein contained.

Witness my hand and official seal on this the 4 day of November, **2021**:

NOTARY PUBLIC

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF **November**, **2021**:

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/4/2021 (date of document).

Date: 11/9/2021

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 9th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY