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# 757342 **DEEDQC**
11/18/2021 08:31:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211118-0153436

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.:
Lathrop Real Estate Holdings II, LLC 473 Ellenwood Drive Nashville, TN 37211	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, **Spencer C. Lathrop** , hereinafter called the Grantor, does hereby Quitclaim and convey unto **Lathrop Real Estate Holdings II, LLC, a Florida Limited Liability Company**, 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 the same property conveyed to Spencer C. Lahthop by Lathrop Real Estate Holdings II, LLC, a Florida Limited Liability Company, by Quitclaim Deed of record at

Instrument No. 20211115-0151798 , 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:**

Spencer C. Lathrop

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Spencer C. Lathrop**, the bargainor, 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 and official seal, this the 4 day of November, 2021.

NOTARY PUBLIC

W. 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