Karen Johnson Davidson County
Batch# 795150 DEEDQC
01/25/2022 12:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220125-0009089

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 553442092-71131464

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 069-07-0-017

QUIT CLAIM DEED

THIS DEED made and entered into on this 12th day of January, 2022, by and between **Timothy Malone, a married man who took title as unmarried, joined in execution by his spouse, Lakesha Baldwin Malone**, a mailing address of 132 Fern Avenue, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **TLM Holdings LLC**, a mailing address of 810 Domincan Way Street #109, Nashville, TN 37228, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 4208 Ashland City Highway, Nashville, TN 37208

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20051028-0130229, recorded on 10/28/2005 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Timothy Malone

Lakesha Baldwin Malone

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Timothy Malone and Lakesha Baldwin Malone, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 13th day of January, 2022

Notary Public
My Commission expires: July 9, 2024

SHANDERIA MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Timothy Baldwin Malone, Lakesha Malone
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 13th day of January, 2022.

Notary Public
My Commission Expires: July 9, 2024

SHANDERIA MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Name and address for person(s) responsible for taxes:

TLM Holdings LLC
810 Domincan Way, St 109
Nashville, TN 37228

Name and address of property owner:

TLM Holdings LLC
810 Domincan Way, St 109
Nashville, TN 37228

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as Follows, to wit:

Being in the 13th formerly the 23rd, Civil District of said County and State, being part of Lot No. 11 on the plan of the partition of the Elias Simpkins Estate, as of record in plan book 2, page 65, Chancery Court at Nashville for said County and a 2.53 acre tract of land lying east of and adjacent to said Lot No. 11 described together as follows: Beginning at a point on the easterly margin of the Hydes Ferry Pike or State Highway No. 12, 5.8 feet northerly from the southwest corner of a part of Lot No. 11 conveyed to Estelle E. Bess by Henry Jones and wife, by deed of record in Book 1295, page 294, Register's Office for said County; thence north 42 deg. 45' east 143.4 feet to an iron pin; thence north 38 deg. 45' west 151.6 feet to an iron pin; thence south 42 deg. 45' west 19.5 feet to an iron pin, the southeast corner of a part of Lot No. 11 conveyed to Lewis J. Daniels and wife, by John G. Glaus and wife, by deed of record in Book _____, Page _____, said Register's Office; thence with the eastern boundary line of said Daniels' property, north 39 deg. 45' west 103 feet to an iron pin, the southeast corner of the property conveyed to C.D. Taylor and wife, by Andy J. Glaus and wife, by deed of record in Book 2045, Page 523, said Register's Office; thence with the eastern boundary line of said Taylor property north 36 deg. 30' west 138 feet to an old iron pin, the southeast corner of the property conveyed to Oliver W. Davenport and wife, by Gilbert E. Martin and wife, by deed of record in Book 2019, Page 25, said Register's Office; north 41 deg. West 206 feet to an old iron pin, Davenport's northeast corner; thence north 36 deg. 30' west 350 feet, more or less, to the center of White's Creek; thence with the center of said Creek north 39 deg. East 90 feet; thence south 39 deg. 45' east 990 feet, more or less, to the northerly margin of a 50 foot unnamed roadway; thence with said margin south 41 deg. 15' west 227 .8 feet to an iron pin on the easterly margin of said Hydes Ferry Pike; thence with said margin north 47 deg. 30' west 55.8 feet to the beginning. The above legal description is the same as the previous deed of record.

APN: 069-07-0-017

PROPERTY COMMONLY KNOWN AS: 4208 Ashland City Highway, Nashville, TN 37208

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and executed on 1/13/2022 and authenticated according to law.

Dated: 1/17/2022

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 17TH day of JANUARY, 2022, personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/2025

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025