Karen Johnson Davidson County
Batch# 795152 DEEDQC
01/25/2022 12:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220125-0009091

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 553439290-71131393

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.: 071-14-0-090

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QUIT CLAIM DEED

THIS DEED made and entered into on this 13 day of January, 2022, by and between **Lakesha Baldwin Malone and Timothy Brian 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, St 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: 132 Fern Avenue, Nashville, TN 37207

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: 20170712-0069971, recorded on 07/12/2017 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

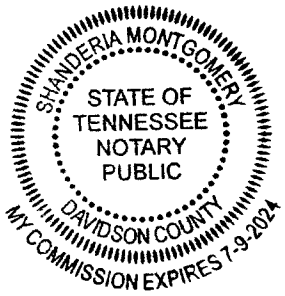
I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

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




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

**TLM Holdings LLC**
810 Domincan Way Street #109
Nashville, TN 37228

Name and address of property owner:

**TLM Holdings LLC**
810 Domincan Way Street #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:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of WEAKLEY AND DODD'S SUBDIVISION OF LOT NO. 17 IN BROOKLYN, as shown by plat of record in Plat Book 57, page 126, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 22 fronts 50 feet on the southerly side of Highview Avenue and runs back 148-1/3 feet on the easterly line and 150 feet on the westerly line with the easterly margin of Weakley Avenue to an alley, measuring 50 feet, more or less, there on.

APN: 071-14-0-090

PROPERTY COMMONLY KNOWN AS: 132 Fern Avenue, Nashville, TN 37207

# 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