ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

QUITCLAIM DEED

AJ-QCD-22-612-411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LPH, LLC	**New Owner**	**092-07-01-411.00-CO**
(NAME)	(NAME)	
1200 Penobscot Drive		
(ADDRESS)	(ADDRESS)	
Soddy-Daisy, TN, 37379		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

HUNTER LANDRETH AND MADISON LANDRETH ("GRANTORS")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LPH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 411, on the Horizontal Property Regime for The 1865, a Condominium, as recorded in the Master Deed of record in Instrument No. 20190314-0023483, amended in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697 and Instrument No. 20191010-0104084, Register's Office for Davidson County, Tennessee, to all of which reference ,is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Hunter Landreth and Madison Landreth, husband and wife by Warranty Deed from Robin Severn-Fischette, Trustee of the Robin Severn-Fischette Trust dated August 29, 2019 of record in Instrument No. 20210201-0014509, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Karen Johnson Davidson County
Batch# 814834 **DEEDQC**
03/03/2022 12:07:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220303-0024425

This is improved property known as: 612 21st Ave North, #411, Nashville, TN, 37203.

TUCKER W LANDRETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON
My Comm Expires October 11, 2022

Witness our hands this the 23 day of February, 2022.

HUNTER LANDRETH

STATE OF Tennessee
COUNTY OF Hamilton

On this the 23 day of February 2022, before me personally appeared **HUNTER LANDRETH,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 day of February, 2022.

Tucker Landreth
Notary Public

My Commission Expires:

Witness our hands this the 23 day of February, 2022.

MADISON LANDRETH

STATE OF Tennessee
COUNTY OF Hamilton

On this the 23 day of February 2022, before me personally appeared **MADISON LANDRETH,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 day of February, 2022.

Tucker Landreth
Notary Public

My Commission Expires:

October 11, 2022

TUCKER W LANDRETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON
My Comm Expires October 11, 2022

T.A.L.