Karen Johnson Davidson County
Batch# 930697 DEEDQC
10/18/2022 08:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221018-0113498

This Instrument Prepared By:

Dunham Hildebrand, PLLC
2416 21st Avenue South, Suite 303
Nashville, Tennessee 37212

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
LAKESHA BALDWIN MALONE and TIMOTHY BRIAN MALONE 132 Fern Avenue Nashville, TN 37207	LAKESHA BALDWIN MALONE and TIMOTHY BRIAN MALONE 132 Fern Avenue Nashville, TN 37207	071-14-0-090.00

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **TLM HOLDING LLC** ("Grantor"), does hereby quitclaim and convey unto **LAKESHA BALDWIN MALONE and TIMOTHY BRIAN MALONE** ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

SEE EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

Said Property is conveyed subject to such limitations, regulations, restrictions and encumbrances as may affect the Property. This instrument is prepared without benefit of title search or abstract and the preparer gives no opinion as to title. The purpose of this document is to unwind the effect of the Quitclaim Deed recorded on January 25, 2022 at Instrument No. 20220125-0009091.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of October, 2022.

GRANTOR:

TLM HOLDING LLC,

Timothy Malone

By: Timothy Malone

Its: Owner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Timothy Malone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Owner for the within named bargainor/grantor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 17 day of October, 2022.

NOTARY PUBLIC

DANA HILDEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0.00-.

AFFIANT

Subscribed and sworn to before me, this 17th day of October, 2022.

NOTARY PUBLIC

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

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.

This being the same property conveyed from a parcel of land conveyed to **TLM HOLDING LLC** by Quitclaim Deed from **LAKESHA BALDWIN MALONE and TIMOTHY BRIAN MALONE.** The said Quitclaim Deed is of record as Instrument No. 20220125-0009091 in the Register's Office of Davidson County, Tennessee, to which a reference is here had.

The property transferred hereby is identified as the improved property known as:

132 Fern Avenue, Nashville, Davidson County, Tennessee 37207.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10-17-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-17-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th **day of** October **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM