QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gardner Law Group, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
615 Music City, LLC, a Tennessee limited liability company	Same as owner	051 14 0 019.00
(NAME) 500 Westover Dr #17393	(NAME)	
(ADDRESS) Sanford, NC 27330	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Melissa Lau, a married woman**, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **615 Music City, LLC,** a Tennessee limited liability company, (the "**Grantee**"), its successors and assigns, all her right, title, and interest in that certain property in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 200, on the Plan of Section 10, Gra-Mar Acres, of record in Book 2663, Page 34, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Being the same property conveyed to Melissa Lau, by Warranty Deed from Angela Denise Howard, of record in Instrument No. 20221170122234, in the Register's Office of Davidson County, Tennessee, dated November 16, 2022 and recorded on November 16, 2022.

This is improved property located at 665 Lemont Drive, Nashville, TN 37216.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

Karen Johnson Davidson County
Batch# 942172 DEEDQC
11/17/2022 08:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221117-0122236

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 16 day of November, 2022.

GRANTOR:

Melissa Lau by Cody Monroe, AIF

Melissa Lau, by Cody Monroe, her Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Cody Monroe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument on behalf of Melissa Lau, for the purposes therein contained.

WITNESS my hand, at office, this 16th day of November, 2022.

Notary Public

My Commission Expires: 5/9/26

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, , 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on November 16, 2022.

Signature
Date: November 16, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 16th day of November, 2022 personally appeared before me, a notary public for the State aforesaid, , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD