RECORD AND RETURN TO:
1127 Lady Nashville Dr LLC
303 Ella Ln
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 973434 DEEDQC
02/23/2023 10:24:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230223-0012776

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Neil Kristensen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February 2023

NOTARY PUBLIC

My commission expires: July 9th 2024

HANA HARZANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2024

THIS INSTRUMENT PREPARED BY:
Jennifer L. Pennell, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1127 Lady Nashville Dr LLC 303 Ella Lane Mt. Juliet, TN 37122	Same as Address of New Owner	076-01-0D-020-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Neil Kristensen, a single man,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **1127 Lady Nashville Dr LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, of record in Instrument #20171004-0102057, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Neil Kristensen, a single man, from Robert C. Fredere, III and Joanna Fredere, husband and wife, by Warranty Deed dated October 12, 2022 and of record as Instrument No. 20221013-0112321 in the Office of the Davidson County Register of Deeds.

Being the same property conveyed to Robert C. Fredere, III, and Joanna Fredere, husband and wife, from Ole South Properties, Inc., a Tennessee corporation, by Warranty Deed dated July 18, 2018 and recorded July 20, 2018 in Instrument #20180720-0070901, said Register's Office.

WITNESS MY HAND, this 22 day of Feb, 2023.

Grantor

Neil Kristensen

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Hana Harzani, **Neil Kristensen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 22nd day of February, 2023.

Notary Public

Hana Harzani
Printed Notary Name

My commission expires: July 9th 2024

HANA HARZANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2024

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED. NO TITLE WORK REQUESTED OR PERFORMED