RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 996832 DEEDQC
04/27/2023 09 29 08 AM 2 pgs
Fees $12 00 Taxes $0 00

20230427-0030948

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

# QUITCLAIM DEED

| ADDRESS NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL: |
|---|---|---|
| Springdale Development, LLC<br>PO Box 121986<br>Nashville, TN 37212 | New Owner | 072102U00200CO |

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, **DOT Holdings, LLC** does hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Springdale Development, LLC,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

**Land in Davidson County, Tennessee, being Unit B, on the Plan of TwentyThreeHundred Scott Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220104-0001187, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Robert W. Howse and wife, Audrey F. Howse by Warranty deed from Randolph Moore of record in Book 5311, page 380, Register's Office for Davidson County, Tennessee, dated July 05, 1978 and recorded on July 14, 1978.**

**Being the same property conveyed to TBKID, LLC, a Tennessee limited liability company by Warranty deed from Robert W. Howse, unmarried and Audrey F. Howse, unmarried of record in Instrument No. 20210818-0111984 Register's Office for Davidson County, Tennessee, dated August 17, 2021 and recorded on August 18, 2021.**

**Being the same property conveyed to DOT Holdings, LLC by Warranty deed from TBKID, LLC, a Tennessee limited liability company of record in Instrument No. 20220119-0007393 Register's Office for Davidson County, Tennessee, dated January 10, 2022 and recorded on January 19, 2022.**

Being also known as 1319 Monetta Ave., Nashville, TN 37216.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises

Witness my hand this 26 day of April, 2023

DOT HOLDINGS, LLC

KE QIN, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ke Qin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of DOT Holdings, LLC, and that he as such Member of DOT Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of DOT Holdings, LLC

Witness my hand and official seal this 26th day of April, 2023

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2023

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025