Karen Johnson Davidson County
Batch# 1017214 DEEDQC
06/21/2023 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230621-0047081

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 05/03/2025

(AFFIX SEAL)

ADAM T. SEIFERT NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/03/2025 DAVIDSON COUNTY

LB-QCD-23-711-731-1354

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dream Chaser, LLC	**New Owner**	
(NAME)	(NAME)	**071-16-0-385.00**
7705 Evan Way		
(ADDRESS)	(ADDRESS)	
Hixson, TN 37343		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEXANDER K.BALDRIDGE, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assi gn and quitclaimunto **DREAM CHASER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter call ed the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to th at certain tract orparcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Joy Gardens of record in Plat Book 3842, Page 68, 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 Alexander K. Baldridge, unmarried by Warranty Deed from Stephanie A.W.Nelson and Erik M. Nelson, wife and husband of record in Instrument No. 20210225-0024001, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1354 Rosedale Court, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 20 day of June, 2023.

Alexander K. Baldridge

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDER K. BALDRIDGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2023.

Notary Public
My Commission Expires: Dec. 29 2026
(SEAL)

BRITTANY R. MARCUM
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 12-29-2026
HAMILTON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, Logan Bell, 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 6-21-23 (date of document).

Affiant Signature

Date 6-21-23

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 21 day of June, 20 23.

Notary's Signature

MY COMMISSION EXPIRES:

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