Karen Johnson Davidson County
Batch# 1019956 DEEDQC
06/28/2023 10:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230628-0049207

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37735-06-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 27 day of June, 2023. Notary Public My Commission Expires:

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: James Edward Sieffert and Stephanie L. Lowe, Co-Trustees 806 45th Avenue North Nashville, TN 37209	Send Tax Bills To: James Edward Sieffert and Stephanie L. Lowe, Co-Trustees 806 45th Avenue North Nashville, TN 37209	Tax Information: Map and Parcel No.: 091120020000

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **L&S Development, LLC, a Tennessee limited liability company** ("Grantor"), does hereby quitclaim, transfer and convey unto, **The James Edward Sieffert and Stephanie L. Lowe, Co-Trustees of the Sieffert and Lowe Family Revocable Trust dated September 13, 2022** ("Grantee"), their successors and assigns of all their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 806 45th Avenue North, Nashville, TN, 37209.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2023.

L&S Development, LLC, a Tennessee limited liability company

Vice-President

BY: Gerald G. Patterson, Vice-President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gerald G. Patterson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice-President of L & S Development, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of June, 2023.

Notary Public

My Commission Expires:

10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 109 and 111 of Block 64 on the No. I Plan of West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 50 feet on the easterly side of 45th Avenue North and extend back between parallel lines, Lot 109 running along the northerly margin of an alley 105.5 feet to another alley in the rear.

Being the same property conveyed to L&S Development, LLC, a Tennessee limited liability company, by deed dated September 11, 2020 from Jennifer Murphy Blair, formerly known as Jennifer Murphy, and husband, Jack Blair, formerly known as John M. Blair, of record in Instrument No 20200916-0105675, Register's Office for Davison County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/27/23 (date of document).

Affiant Signature

6/27/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of June, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY