QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1037241 DEEDQC
08/11/2023 10 11 40 AM 2 pgs
Fees $12 00 Taxes $0 00

20230811-0062358

STATE OF TENNESSEE NOTARY PUBLIC

JONATHON TRISTON JACOBS COUNTY OF DAVIDSON RECORD

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 9 day of August, 2023

Notary Public

MY COMMISSION EXPIRES 12-23-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jean Elizabeth May	same as new owner	161-11-067 00
(NAME)	(NAME)	
123 Pebble Creek Road		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Pebble Creek Properties, LLC a Tennessee limited liability company,** hereinafter called the Grantor(s), have quitclaimed unto **Jean Elizabeth May and Jacob Curtis May,** wife and husband, hereinafter called the Grantee (s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Situated in Davidson County, Tennessee, being Lot No 375 on the plan of Huntington Park, Section 3, of record in Plat Book 4460, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Larry Cox from MACKIE WOLF ZIENTZ & MANN, P C , Substitute Trustee, by Substitute Trustee's Deed on October 20, 2022, of record in Instrument Number 20221026-0115921, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company from Larry Cox, married, by Warranty Deed on January 10, 2023, of record in Instrument Number 20230112-0002718, Register's Office for Davidson County, Tennessee

Being the same property conveyed to PEBBLE CREEK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY by Warranty Deed on January 10, 2023, of record in Instrument Number 20230117-0003748, Register's Office for Davidson County, Tennessee

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

unimproved ☐

This is improved ☑ property, known as 579 Huntington Pkwy, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Witness my/our hands this 9th day of July, 2023

Pebble Creek Properties, LLC
By Jean Elizabeth May
Its member

Pebble Creek Properties, LLC
By Jacob Curtis May
Its member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jean Elizabeth May and Jacob Curtis May with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be members of Pebble Creek Properties, LLC and that they as such members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as members

WITNESS my hand and seal this 9 day of August, 2023

Notary Public
My Commission Expires 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202306005