THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd., Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 29th day of August, 2023. _____ Notary Public My Commission Expires: Oct. 26, 2025

FRANCESCA M. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 26, 2025

QUITCLAIM DEED

Address New Owner: Hildebrand Holdings, LLC 2012 Rockhurst Dr Thompsons Station TN 37179	Send Tax Bills To: New Owner	Tax Information: 071 15 0 007.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Karlee Hildebrand and Jeffrey Warren Hildebrand, Wife and Husband,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Hildebrand Holdings, LLC, a Tennessee Limited Liability Company,** its heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, and being further described as follows; to wits

BEGINNING at a point in the northerly margin of Marie Street 256.9 feet west of the northwest corner of Marie and Meridian Street; thence North 3 degrees East 275.5 feet to a stake; thence North 85 degrees West 50 feet to a stake; thence South 3 degrees East 277-1/2 feet to the northerly margin on Marie Street; thence South 87 degrees East with the northerly margin of Marie Street 50 feet to the point of beginning.

Being the same property conveyed to Karlee Hildebrand and Jeffrey Warren Hildebrand, Wife and Husband, by Quitclaim Deed from Karlee Hildebrand and Jeffrey Warren Hildebrand, aka Jeffrey Warrant Hildebrand, wife and husband, of record in Instrument No. 20220916-0103654, in the Register's Office of Davidson County, Tennessee, dated September 13, 2022 and recorded on September 16, 2022.

Karen Johnson Davidson County
Batch# 1044205 DEEDQC
08/30/2023 10 13 09 AM 2 pgs
Fees: $12 00 Taxes $0 00

20230830-0067909

Being the same property conveyed to Karlee Hildebrand and Jeffrey Warren Hildebrand, aka Jeffrey Warrant Hildebrand, wife and husband, by Warranty Deed from D223, LLC, of record in Instrument No. 20150825-0085647, in the Register's Office of Davidson County, Tennessee, dated August 21, 2015 and recorded on August 25, 2015.

This is improved property known as: 135 Marie Street Nashville, TN 37207

Grantors covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2023 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantors has executed this instrument on this 29th day of August, 2023.

Jeffrey Warren Hildebrand

Karlee Hildebrand

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Karlee Hildebrand and Jeffrey Warren Hildebrand,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of August, 2023.

Notary Public
My Commission Expires: _____

FRANCESCA M BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct 26 2025