Karen Johnson Davidson County
Batch# 1046303 DEEDQC
09/05/2023 01:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230905-0069434

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF ~~AUGUST~~ September, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-25

(AFFIX SEAL)

MACKENZIE HUDSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy or insurability of title.

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, LLC
101 Lea Avenue, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	NEW OWNER	MAP-PARCEL NUMBERS
THE LYNWOOD OZ 2023 TRUST		105-11-0-204
(NAME)	(NAME)	
101 LEA AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **LYNWOOD OPPORTUNITY, INC., A TENNESSEE CORPORTION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **ADAM G. LAFEVOR, TRUSTEE OF THE LYNWOOD OZ 2023 TRUST,** HEREINAFTER CALLED THE GRANTEE, ALL OF ITS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 13 on the Plan of E.T. Dunmont's Property showing a part of the Aldrich Brothers and Myers Subdivision as of record in Plat Book 547, Page 127, Register's Office of said County, to which plan reference is hereby made for a more completed description.

Being the same property conveyed to Lynwood Opportunity, Inc., by Warranty Deed from Ram Meek, LLC, a limited liability company of record as Instrument No. 20210226-0024641, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 152 Rains Avenue, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness my hand this 5 day of September, 2023.

GRANTOR:

LYNWOOD OPPORTUNITY, INC.

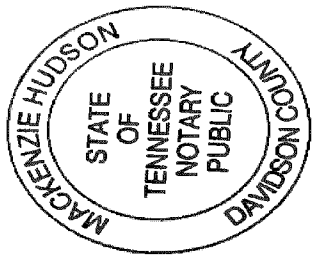
ADAM G. LAFEVOR, AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 5 day of September, 2023, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Authorized Agent for Lynwood Opportunity, Inc., a Tennessee corporation, and that he, as Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5 day of September, 2023.

Notary Public
My Commission Expires: 9-8-25



Certificate of Authenticity

I, Lauren Degen ("Affiant"), 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 9-5-2023 (date).

Affiant Signature

9-5-2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 5 day of September 2023.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal

