Karen Johnson Davidson County
Batch# 1055458 DEEDQC
09/29/2023 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230929-0076444

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QTN-16932-2023

QUITCLAIM DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $. 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of Sep., 2023.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Michael Lohmann 3703 Fairmount Pike Signal Mountain, TN 37377	Same as Address of New Owner	081-08-4Z-002-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **T & M Development, LLC,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Michael Lohmann and wife, Tsianina Lohmann** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2 as shown and described in the Declaration of Protective Covenants, Conditions, and Restrictions for 6th Avenue North Townhomes, a townhouse planned unit development, horizontal property regime with private elements, of record in Instrument #20211222-0169194, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to T & M Development LLC, a Tennessee limited liability company, from Mac Props, LLC, a Tennessee limited liability company, by Quit Claim Deed dated April 21, 2022 and recorded April 21, 2022 in Instrument #20220421-0046445, said Register's Office.

Being a portion of the same property conveyed to Mack Props, LLC, a Tennessee limited liability company, from Mack Props, LLC, a Tennessee limited liability company, by Quit Claim Deed of Consolidation dated December 16, 2021 and recorded December 17, 2021 in Instrument #20211217-0166956, said Register's Office.

Being a portion of the same property conveyed to Mark Props, LLC, a Tennessee limited liability company, from Nashville Rental Partners, GP, a Tennessee

general partnership, by Warranty Deed dated March 31, 2021 and recorded April 5, 2021 in Instrument #20210405-0043928, said Register's Office.

WITNESS MY HAND, this 26 day of Sept, 2023.

Grantor
T & M Development, LLC

By: _____
Michael Lohmann, Managing Member

By: _____
Tsianina Lohmann, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Lohmann and Tsianina Lohmann, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who upon their oaths acknowledged themselves to be the Managing Members of T & M Development, LLC, the within named bargainor and that as such Managing Members being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Michael Lohmann and Tsianina Lohman as such Managing Members.

WITNESS my hand and seal, this _____ day of _____, 2023.

_____
Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: _____

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 26, 23 (date of document).

Jennifer L. Pennell

Sept 27, 23
Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

