Karen Johnson Davidson County
Batch# 1056394 DEEDQC
10/03/2023 09:19:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231003-0077531

QUITCLAIM DEED

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 29 DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC LAUREN REYNOLDS RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

WG-QCD-23-203-205-207

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wolfe Investments, LLC, A Tennessee Limited Liability Company	**Same as owner**	
(NAME)	(NAME)	
111 17th Ave S #513,		**083-03-0-194.00** **083-03-0-195.00** **083-03-0-195-01**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOSCHO LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WOLFE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1

Land in Davidson County, Tennessee, being the east 35 feet of Lot No. 5 and the west 10 feet of Lot No. 4 on the Plan of Plan of George C. Waters Second Addition of record in Plat Book 161, Page 172, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 5 and 4 adjoin and front together 45 feet on the south side of Rosebank Avenue and run back between parallel lines 160 feet to an alley, measuring 45 feet thereon.

Tract 2

Land in Davidson County, Tennessee, being the east 45 feet of the west 55 feet of Lot No. 4 on the Plan of Plan of George C. Waters Second Addition of record in Plat Book 161, Page 172, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Tract 3

Land in Davidson County, Tennessee, being the easterly 45 feet of Lot No. 4 on the Plan of Plan of George C. Waters Second Addition of record in Plat Book 161, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 1,2, and 3 all being the same property conveyed to Loscho LLC, a Tennessee limited liability company by Warranty Deed from Bobby J. Holleman and wife, Carolyn A. Meade of record in Instrument No. 20230417-0027779, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: 203, 205, 207 Rosebank Ave, Nashville, TN 37206

Witness my/our hand(s) this the 29 day of Sept, 2023.

Loscho LLC

BY: _____
Kristopher Wolfe
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTOPHER WOLFE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of LOSCHO LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29 day of Sept, 2023 .

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212