Karen Johnson Davidson County
Batch# 1061063 DEEDQC
10/17/2023 08 19 07 AM 3 pgs
Fees $17 00 Taxes $0 00
20231017-0081244

Address New Owner.		Send Tax Bills To:
Philip A. Lovett and Vickie L. Lovett 5668 Carters Creek Pike Thompson's Station, Tennessee 37179	**Map/Parcel 118.07 / 213**	**Philip A. Lovett and Vickie L. Lovett 5668 Carters Creek Pike Thompson's Station, Tennessee 37179**

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged and in accordance with Tenn. Code Ann §48-245-302(c) as part of the winding up and liquidation of the business, **Lovettland, LLC, a Tennessee limited liability company** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to the Grantor's members, **Philip A. Lovett and Vickie L. Lovett**, husband and wife and as tenants by entirety (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **438 East Iris Drive, Nashville, Tennessee 37204.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 6th day of October, 2023

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07 2025

Notary Public
My Commission Expires 7-7-25

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brett Carter or Carter Shelton Jones, PLC perform a title examination, and that neither Brett Carter nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 6th day of October, 2023 L.R.

LOVETTLAND, LLC

Philip A. Lovett, Member

Vickie L. Lovett, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Philip A. Lovett and Vickie L. Lovett, representing 100% of the membership interests in Lovettland, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Davidson County, Tennessee, on this the 6th day of October, 2023 L.R.

Notary Public

My Commission Expires.
7.7.25

LUCY RALPH L.R.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, begin Lot No. 19 Block H on the Plan of Berry Hill Gardens, of record in Plat Book 1130, page 36, Register's Office for Davidson County, and further described in part according to a survey made by Michael V. Holmes and associates, Inc., dated September 1, 1988 as follows:

SAID Lot 19 of Block H fronts 102.56 feet erroneously referred to in prior deeds as 89.4 feet on the northerly margin of East Iris Drive and extends back 143 9 feet on the easterly line and 146.5 feet on the westerly line to a dead line in the rear, measuring 45.00 feet thereon.

Being the same property conveyed to Thomas Cecil McCarter, Jr. and wife, Judith S. McCarter by deed from Thomas S. Wieck and wife, Mary Wieck of record in Book 7649, Page 630, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Lovettland, LLC, a Tennessee limited liability company, by Warranty Deed from Thomas Cecil McCarter, Jr and wife, Judith S McCarter, of record in Instrument No. 20050721-0085035 Register's Office for Davidson County, Tennessee, dated July 14, 2005 and recorded on July 21, 2005