Karen Johnson Davidson County
Batch# 1068567 DEEDQC
11/06/2023 08:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231106-0086399

Prepared from information provided by the parties hereto without the benefit of either a title search and/or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	LDT Properties, LLC 1940 Fellowship Road Mt. Juliet, TN 37122
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	105070P00200CO

Prepared by: Cindy S. Smith, Attorneys at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **Derek Totty and Elizabeth Totty, husband and wife,** (herein "Grantor") by these presents do hereby quitclaim and convey unto **LDT Properties, LLC, a Tennessee limited liability company**, (herein "Grantee") their successors and assigns, all of our interest in the following described tract or parcel of land in **Davidson County**, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit B, 1313 LITTLE HAMILTON COTTAGES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141027-0098646; in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Derek Totty and Elizabeth Totty, husband and wife, from Max Khazanov, married, by Warranty Deed recorded on May 21, 2015, of record in Instrument No. 20150521-0046889, Register's Office for Davidson County, Tennessee.

This property has a common address of 1313 B Little Hamilton Avenue, Nashville, TN 37203.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of November 2023.

Derek Totty

Elizabeth Totty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Derek Totty and Elizabeth Totty, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of November 2023.

Notary Public
My Commission Expires: 7-9-24

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ZERO.

Affiant

Subscribed and sworn to before me this 3rd day of November 2023.

Notary Public
My Commission Expires 7-9-24

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **November 3, 2023** (date of document).

Cindy S. Smith, Affiant

11/03/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 3rd day of November, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026