**CONSIDERATION CERTIFICATE**

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

The actual consideration or value, whichever is greater for this transfer is $0.00 and other good and valuable consideration.

Affiant

Subscribed and sworn to before me this the 16th day of November, 2023.

Notary Public

My Commission Expires: ____ / ____ / ____

ERICA GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-202

**This instrument prepared by:**

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1073270 DEEDQC
11/17/2023 03:09:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231117-0089924

# QUIT CLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO. |
|---|---|---|
| Wildflower LLC<br>3703 Fairmont Pike<br>Signal Mountain, TN 37377<br>Attn: Tsianina Lohmann | [SAME] | 090084N00200CO |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **T & M Development LLC**, a Tennessee limited liability company ("Grantor"), has bargained and by these presents does hereby transfer, quitclaim, and convey unto **Wildflower LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly set forth and described as follows:

Land in Davidson County, Tennessee, being Unit B, as further shown and described in the Declaration of Protective Covenants, Conditions and Restrictions for 608-A Annex Townhouses of record in the Register's Office for Davison County, Tennessee at Instrument Number 20210518-0067505, to which reference is hereby made for a more complete description.

Said improved property is located at 608 D Annex Avenue, Nashville, TN 37209.

Being the same property conveyed to T & M Development LLC, a Tennessee limited liability company from Mack Props, LLC, a Tennessee limited liability company, by deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20220421-0046442.

It is understood by Grantor and Grantee that this conveyance is subject to taxes and assessments for the year 2023 and subsequent years, not yet due and payable, and subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the date set forth below.

**GRANTOR:**

**T & M Development LLC,**
**a Tennessee limited liability company**

By: _____

Print Name: Tsianina Lohmann

Its: Managing 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 Tsianina Lohmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Managing Member ("Officer") of T & M Development LLC, a Tennessee limited liability company (the "Entity"), the bargainor, and that he/she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such Officer.

Witness the 16th day of November, 2023.

_____
Notary Public

My Commission Expires: _____

ERICA GREENE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024