Karen Johnson Davidson County
Batch# 1076576 DEEDQC
11/30/2023 08:06:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231130-0092275

This Instrument Was Prepared By:

Lauren Spahn, Esq.
Shackelford Bowen McKinley & Norton, LLP
1 Music Circle South, Suite 300
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
2801 Alhambra Circle, LLC
2801 Alhambra Circle
Nashville, Tennessee 37207

SEND TAX BILLS TO:
MR. COOPER
P.O. Box 105178
Atlanta, Georgia 30348-5178

MAP-PARCEL NUMBERS:
060 16 0 036.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, John J. Cloherty and Michele Cloherty, with full power to sell, transfer, convey, lease, mortgage or encumber without the joinder of any beneficiary, hereinafter the "Grantors", having bargained and sold, and does hereby remise, release and forever quitclaim unto 2801 Alhambra Circle, LLC, a Tennessee limited liability company, hereinafter the "Grantee", its successors and assigns, all of its entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 67 on the Plan of Capitol View Subdivision, of record in Plat Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to John J. Cloherty and Michele Cloherty, by Warranty Deed from Robert J. Feichtinger and Larry Grant, dated 7/18/16 and recorded 7/19/16 in Instrument Number 20160719-0074032, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2801 Alhambra Circle, Nashville, Tennessee, 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 14 day of November, 2023.

John J. Cloherty

Michele Cloherty

OATH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of November, 2023, before me appeared **John J. Cloherty,** known to be the person who executed the foregoing, and I acknowledge that John J. Cloherty executed the same.

IN WITNESS WHEREOF, the foregoing was acknowledged before me this 22nd day of November, 2023.

ADRIANNA L. COCHRANE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Adrianna L Cochrane
Notary Public

My Commission expires: 2-3-24

OATH

STATE OF NEVADA
COUNTY OF CLARK

On this 14 day of November, 2023, before me appeared **Michele Cloherty,** known to be the person who executed the foregoing, and I acknowledge that Michele Cloherty executed the same.

IN WITNESS WHEREOF, the foregoing was acknowledged before me this 14 day of November, 2023.

Lisa Postorino
Notary Public

My Commission expires: 11-13-2026

LISA POSTORINO
Notary Public - State of Nevada
Appointment No. 98-49438-1
My Appointment Expires 11-13-2026