Karen Johnson
Batch # 1098253
02/06/2024 10:01:58 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240206-0008230

This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Latisha Marie Flye 2901 Nocturne Forest Drive Nashville, TN 37207	NEW OWNER	070-02-0D-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Emerging Assets, [LLC], a Tennessee limited liability company,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Latisha Marie Flye,** the **Grantee** herein, her successors and assigns, all of its right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit A as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Homes at 2908 & 2910 Stokers Lane, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220201-0011574, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to Lathisha Marie Flye, an unmarried woman by Warranty Deed from Terry Harville and wife, Debbie Harville and Michael Harville, unmarried of record in Instrument No. 20190805-0077014 Register's Office for Davidson County, Tennessee, dated August 1, 2019 and recorded on August 5, 2019.
>
> Latisha Marie Flye, an unmarried woman, conveyed said property to Emerging Assets, LLC, a Tennessee limited liability company, by Quitclaim Deed of record as Instrument No. 20220201-0011573, dated July 12, 2021, said Register's Office. For further reference, see Quitclaim Deed of record in Instrument No. 20220131-0011038.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This is improved real property with a mailing address of: 2908 Stokers Lane, Nashville, TN 37218.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 31 day of January, 2024.

Emerging Assets, LLC, a Tennessee limited liability company

By: _____
Latisha M. Flye, Member

By: _____
Quincy Maxwell, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Latisha M. Flye,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the Member of **Emerging Assets, LLC**, the within named bargainor, and that they, as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **Emerging Assets, LLC**, by herself/himself as Member.

Witness my hand and official seal this the 31 day of January 2024.

_____
Notary Public

HILARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

My Commission Expires:_____

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Quincy Maxwell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the Member of **Emerging Assets, LLC**, the within named bargainor, and that they, as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **Emerging Assets, LLC**, by herself/himself as Member.

Witness my hand and official seal this the 30th day of January, 2024.

_____
Notary Public

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 5-9-26

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 31 day of JAN., 2024.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024