Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1105212 DEEDQC
02/28/2024 10:20:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240228-0013548

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 22 day of February, 2024.

Notary Public

My Commission Expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tulip Homes LLC 270 Cornice Dr Lavergne, TN 37086	New Owner	081-11-0-259.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Saad R. Saad, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Tulip Homes, LLC, a Tennessee Limited Liability Company** their heirs and assigns, all of their interest in the following land:

Land located in Davidson County, Tennessee, Being the Southerly 50 Feet of Lot 348 in McGavock's and Other's Addition to Nashville, of record in Book 21, Page 41, Register' s Office for Davidson County, Tennessee.

Said southerly part of Lot 248 fronts 50 feet on the Westerly side of 16th Avenue North and runs back between parallel line 170 feet to an alley.

Being the same property conveyed to Saad R. Saad by Warranty deed from Marilyn Pruitt and Renaldo Pruitt, Heirs-at-Law of Mary N. Johnson Pruitt of record in Instrument No. 20240207-0008555, Register's Office for Davidson County, Tennessee dated February 6, 2024 and recorded on February 7, 2024.

This is unimproved property known as 1715 16th Ave N, Nashville, TN 37208.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of February 2024.

Saad R. Saad

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Saad R. Saad the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of February 2024.

Notary Public
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025