THIS INSTRUMENT PREPARED BY:
Morgan, Akins, & Jackson, PLLC
10 Burton Hills Blvd., Suite 210
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1108936 DEEDQC
03/08/2024 10:07:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240308-0016212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 8th day of March, 2024.

Notary Public
My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
TN Real Estate Now, LLC PO Box 367 Brentwood, TN 37024	New Owner	04309031200

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, **TN Real Estate Now, LLC** (hereinafter referred to as the "Grantors") does hereby quitclaim, transfer and convey unto **TN Real Estate Now, LLC,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 22 & 23, of Block M, on the Map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Daniel Cee Whidby, an unmarried man, to TN Real Estate Now, LLC, as recorded on the 3rd day of June, 2022 in Instrument No. 20220603-0064174, in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as 307 Kate Street in Nashville, TN 37115.

The purpose of this Quitclaim Deed is to separate Lots 22 and 23 back to their original integrity as separate lots as shown on Block M, on the Map of Woodlawn Estates, of record in Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, AND assign two separate Tax Parcel Identification Numbers.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO TITLE EXAMINATION WAS MADE NOR REQUESTED.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2024 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 7th day of March, 2024.

Grantor:
TN Real Estate Now, LLC

By: James Murphy
Its: member/manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James Murphy, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Manager of TN Real Estate Now LLC, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 7th day of March, 2024.

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public

My Commission Expires: _____

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