Karen Johnson Davidson County
Batch# 1109607 DEEDQC
03/11/2024 01:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240311-0016752

This Instrument Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402,
Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **James LaRosa and Janet LaRosa** ("Grantor"), Husband and Wife, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Sam Wilson Properties, LLC,** (Grantee), as her sole and seperate property, all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, and being all of Unit No. 1, Hickory Place Townhouses, a Planned Unit Development, a Horizontal Property Regime, according to survey and plat of same appearing of record in Plat Book 11190, Page 54, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to James LaRosa and Janet LaRosa, Husband and Wife, by Warranty Deed of record in Instrument Number 20170619-0061284, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF we have executed this instrument the 28 day of **February, 2024.**

James LaRosa

Janet Johnson LaRosa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **James LaRosa and Janet Johnson LaRosa**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of **February, 2024.**

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/7/2026

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $ 0.00.

AFFIANT

SUBSCRIBED AND SWORN before me this the 28 day of **February, 2024.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **2962 Baby Ruth Lane, Unit 1**
Antioch, TN 37013

TAX PARCEL NO.: **163 11 0D 001.00**

PROPERTY OWNER: **Sam Wilson Properties, LLC**
OWNER'S ADDRESS: 901 Broadway Unit 220660
Nashville TN 37202

MAIL TAX BILLS TO: **Sam Wilson Properties, LLC**
901 Broadway Unit 220660
Nashville TN 37202

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on ~~March~~ Feb. 28, 2024.

Affiant Signature

3/1/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of March, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026